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SAN FRANCISCO HOUSING AUTHORITY

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Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

JANUARY 9, ~~1983~~ Should be 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, JANUARY 12, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS
EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 12, 1984 AT 9:30 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

TENTATIVE AGENDA

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

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5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Resolution Approving Miscellaneous Fund Operating Budget for the Period of October 1, 1983 to September 30, 1984.

(b) Resolution - Resolution Authorizing the Execution of Amendment No. 59 to Annual Contributions Contract SF 255 providing for the Depository of Monies under the General Depository Agreement; and issuance of Project Loan Notes and Permanent Notes.

(c) Resolution - Resolution Establishing Rent Reexaminations for Senior Citizens Annually.

(d) Resolution - Resolution Authorizing Installment Payments for the Purchase of Appliances.

(e) Resolution - Resolution Selecting and Approving a Consultant for the Replacement of the Underground Waterlines in Cal. 1-3, Sunnydale Development.

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 12, 1984

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 12, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Vice President
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner

ABSENT: Joan San Jule, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Counsel

2. VISITORS:

Dawn Atkinson, League of Women Voters
Jimmie Mumphery, Hunters View
Dorothy L. Wilson, Hunters View
Frankie M. Gates, Hunters Point
Roxie McCormick, Sunnydale
Kay Kardosky, Sunnydale
Maybelline Hubbard, Potrero Terrace
Laura Berry, Bernal
Louise Hall, Alice Griffith
Queen Esther Pitre, Sunnydale
Christine Neal, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner Betty Brooks moved to approve the agenda of January 12, 1984 and Commissioner Cook seconded the motion. The agenda of January 12, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of December 22, 1983 and Commissioner Patterson seconded the motion. The minutes of December 22, 1983 was UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to a letter from Mayor Feinstein addressed to President Westbrook and members of the Commission dated January 5, 1984. This letter is regarding the Authority's performance under the Management by Objectives (MBO) program for the year ending September 1983. This letter is a positive one. Mr. Williams commended the Commission for its support and the staff for its performance.

6. REPORT OF SECRETARY:

Secretary Carl L. Williams reported on the following matters:

1) The Authority will be closed Monday, January 16, 1984 to commemorate Martin Luther King's birthday, which is now a state holiday.

2) Mr. Williams attended a meeting of the Finance Committee of the Board of Supervisors on January 11, 1984 regarding the Aspen project in Hunters Point. The purpose of the meeting was for the Finance Committee to approve the issuance of bonds for the rehabilitation of those units. The Mayor's Budget Analyst Office submitted a positive report recommending its approval. The meeting went very well and the matter was approved without discussion.

3) The report on the Rosa Parks project which Commissioner San Jule had requested will be held over until the next Commission meeting when she will be present.

4) The Authority is still working with the HUD officials in Washington regarding the 440 Turk Street development. HUD had requested additional information regarding the waiver that is being requested. The Authority has responded to that and is now waiting to hear from HUD.

7. COMMITTEE REPORTS:

Finance Committee - Commissioner Fussell, Chairman, reported that the Finance Committee met January 6, 1984 to review year end financial reports and to discuss several matters. Mr. Williams noted that items (a) and (b) under new business were reviewed and the Finance Committee is recommending its adoption.

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, Vice President of PHTA, stated that there was no written report because PHTA does not have a secretary at this time. Mrs. McCormick expressed her appreciation to Mr. Jim Williams and Dennis Guest for their attendance at tenant meetings.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) Resolution No. 2564

RESOLUTION APPROVING MISCELLANEOUS FUND
OPERATING BUDGET FOR THE PERIOD OF
OCTOBER 1, 1983 TO SEPTEMBER 30, 1984

* *

WHEREAS, the Housing Authority of the City and County of San Francisco has a non federally funded Miscellaneous Fund; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2370, dated March 12, 1981, establishing policies for the use of the Housing Authority Miscellaneous Fund; and,

WHEREAS, the Housing Authority's Miscellaneous Fund is regulated by the California Health and Safety Code;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Budget marked "Exhibit A" attached hereto is hereby approved.

2. The Executive Director is authorized to approve expenditures of the Miscellaneous Fund.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

CONNIE M. PERRY
Legal Counsel

DATED:

Mr. Williams stated that the Finance Committee did meet and discuss Resolutions (a) and (b) and recommended adoption of the resolutions.

Vice President Fussell moved to adopt Resolution No. 2564 and Commissioner Cook seconded the motion. Resolution No. 2564 was UNANIMOUSLY ADOPTED.

EXHIBIT A

MISCELLANEOUS FUND
BUDGET
1983-1984

REVENUE		
Interest Income		$ 18,504.00
EXPENDITURES		
Travel Costs	$ 1,000.00	
OTHER GENERAL EXPENSES (Dinners for visiting dignitaries & contributions to local agencies as approved by the Executive Director)	2,250.00	
Commission Meeting Fees	8,400.00	
Contributions to Housing Project Activities	2,000.00	
Group Life Insurance Premiums	17,000.00	
Total		$ 30,650.00
CASH DEFICIT		$ 12,146.00
Write-off of A/R Inchon Village (Amount of original Account Receivable not reimburseable by OCD)		$ 7,326.90
TOTAL DEFICIT		$ 19,472.90

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(b) RESOLUTION NO. 2565

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 59 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide for the deposit of monies pursuant to a General Depository Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The amendment to the Annual Contributions Contract is hereby approved and accepted, and the President or Vice President is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT&SA and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated May 29, 1969 which provides for the deposit of specified monies of "... one or more additional low rent housing projects ...". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Amendment.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Contract as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment thereof from the Government in cash and/or exchange for other Notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the Contract called "Advance Notes") or permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the Local Authority in anticipation of the delivery of Project Loan or Permanent Notes, there are hereby authorized to be issued, from time to time, Project Loan and Permanent Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by the Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which as then been retired from funds other than the proceeds of any loan obtained by the Local Authority.

(B) Each such Note shall bear interest payable in the form and manner prescribed by the Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairperson/ Acting Chairperson; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary/Acting Secretary. Each Project Loan Note shall be in substaintially the form of Form No. HUD 9204 and each Permanent Note shall be in substantially the the form of HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Finance Projects, respectively.

(C) Each Note issued with respect to any Project shall be direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and, together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the Local Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project including that certain real property relating to each such Project and more particularly described in the trust instrument or any amendment hereto as executed and recorded by the Local Authority pursuant to the Contract: Provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisidiction to be invalid or ineffective it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal of and interest on each Note from other funds of the Local Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) the term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, That Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further, That the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Connie M. Perry, Counsel

_____

Date

Vice President Fussell noted a typographical error in the first paragraph and asked that the word "maed" be corrected to read "made."

Vice President Fussell moved to adopt Resolution No. 2565 and Commissioner Cook seconded the motion. Resolution No. 2565 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2566

RESOLUTION ESTABLISHING RENT REEXAMINATIONS FOR SENIOR CITIZENS ANNUALLY

* *

WHEREAS, the San Francisco Housing Authority in its Admission and Occupancy Policy, Dwelling Lease and administrative procedures requires the rent reexamination of Senior Citizens, Heads of Household age 62 and over every two years; and

WHEREAS, new Federal Regulations require the rent reexamination of Senior Citizens every year; and

WHEREAS, the San Francisco Housing Authority must operate in accordance with Federal Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. That paragraph E (1) of the Housing Authority Tenant Selection and Occupancy Policy shall be revised to read "Families with a Head of Household 62 or over shall be reexamined once a year" instead of "Families with a Head of Household 62 or over shall be reexamined once every two years."

2. That a "rider" to the Dwelling Lease shall be added which indicates that families with a Head of Household 62 or over shall be reexamined once every year, thus revising paragraph 6(a) which refers to reexaminations for Families with a Head of Household 62 or over to be completed every two years.

3. That all administrative procedures will be effected in order to accomplish this policy change.

4. That the policy of reexamining Heads of Household age 62 or over once a year shall be effective immediately

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

_____
DATE

Mr. Williams stated that this resolution will establish the rent reexamination for senior citizens on an annual basis instead of every two years as per instructions from HUD. Commissioner Cook asked how this change would affect senior citizens. Dennis Guest, Director of Housing Management, explained that because of this change senior citizens will be paying higher rents sooner since any increase in income for seniors would be evaluated every year instead of every two years. It is a HUD mandated change in regulations. Mr. Guest stated that the Authority has no choice in this matter. This also means a heavier workload for staff since they will be reviewing seniors every year instead of every other year.

Since the Commission has no choice in this matter, Commissioner Cook moved to adopt Resolution No. 2566 but under protest because of the adverse affect on senior citizens and the heavier workload for staff. Commissioner Cook asked that staff send a letter of protest to HUD regarding this policy and that the Commission be informed of any actions regarding this matter. Vice President Fussell seconded the motion. Resolution No. 2566 was UNANIMOUSLY ADOPTED under protest.

(d) RESOLUTION NO. 2567

RESOLUTION AUTHORIZING AN INSTALLMENT PAYMENT PLAN
FOR THE PURCHASE OF APPLIANCES
* *

WHEREAS, it is the intent of the San Francisco Housing Authority to prevent undue hardship to residents as a result of its appliance Policy; and

WHEREAS, the implementation of an installment payment plan for appliances shall significantly reduce such hardship; and

WHEREAS, the existing Appliance Policy prohibits the utilization of an installment payment plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The sentence "no purchases will be allowed on the installment plan" shall be deleted in Section 4.

2. The sentence "Installment plans for the purchase of appliances shall be developed and implemented at the direction of the Executive Director" shall be substituted.

APPROVED AS TO FORM:

Connie M. Perry, Legal Counsel

DATE

Mr. Williams stated that when the appliance policy was initiated in 1982 there were several areas of concern. The Tenant Relations Committee met with residents on several occasions regarding any necessary changes to this policy. One of the changes proposed is to have an installment payment plan for the appliances in certain circumstances so as to not cause undue hardships for tenants. This resolution will amend the Appliance Policy to include an installment payment plan.

Vice President Fussell moved to adopt Resolution No. 2567 and Commissioner Brooks seconded the motion. Resolution No. 2567 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 2568

RESOLUTION AUTHORIZING SELECTION AND APPROVAL OF AN ENGINEERING CONSULTANT FOR THE REPLACEMENT OF UNDERGROUND WATER LINE AT CAL 1-3, SUNNYDALE HOUSING PROJECT

* *

WHEREAS, the San Francisco Housing Authority recognizes the necessity to replace the underground water lines at the Sunnydale project; and

WHEREAS, it is necessary to retain the services of an engineering consultant to prepare the plans and specifications for this replacement work; and

WHEREAS, the staff has evaluated the qualifications and proposals of the De La Fuente Engineering Group; and

WHEREAS, the staff believes that De La Fuente Engineering Group is capable of performing the services required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Executive Director is hereby authorized to enter into a contract with the De La Fuente Engineering Group.

APPROVED AS TO FORM:

_____

Connie M. Perry, Counsel

_____

Date

Mr. Williams stated that this resolution authorizes the executive director to enter into a contract with the De La Fuente Engineering Group. The services of an engineering consultant is necessary in order to prepare the plans for the replacement of underground water lines in the Sunnydale project. Commissioner Cook asked if there was a public bid on this contract. Mr. Williams stated that this contract is in the category of professional services, and normally the Authority does not go out to public solicitation of bids for this. The Authority did contact two firms that do engineering consultant work. Staff is recommending the De La Fuente Engineering Group because of their experience and it is a minority owned firm. Vice President Fussell questioned whether this work can be done in house. Mr. Williams replied that the Authority does not have the engineering capability to do this in house. A discussion followed regarding the need for new sewage lines in Sunnydale. Mr. Williams acknowledged that there is a need for new sewage lines and water lines in Sunnydale. At the present time the Authority has the funds to replace the water lines.

Vice President Fussell moved to adopt Resolution No. 2568 and Commissioner Cook seconded the motion. Resolution No. 2568 was UNANIMOUSLY ADOPTED.

(f) Other:

Commissioner Cook requested that staff look into the proposed rent control ordinance and how it will affect the Authority. He wanted to know what impact it will have on current tenants, future tenants and the allocation of Section 8 certificates.

Visitors - Mr. Williams called on those visitors who wished to address the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of January 12, 1984 was adjourned at 10:25 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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January 19, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, JANUARY 26, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY January 26, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck , Commissioner

2. VISITORS:

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3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Approving Adoption of a Policy on Affirmative Action for Vendors.

   Staff Report on Rosa Parks Senior Apartments.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 26, 1984

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 26, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President (arrived 9:45)
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner (arrived 9:35)

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Roxie McCormick, PHTA
Bobbie J. Sanders, Head & Randolph
Christine Neal, Alice Griffith
Kay Kardosky, Sunnydale
Laura Berry, Bernal
Louise Hall, Alice Griffith
Queen Esther Pitre, Sunnydale
Linda Williams, Plaza West
Dorothy Sims, Alice Griffith
Lillian Zinnerman, HUD

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3. APPROVAL OF AGENDA:

Commissioner Cook moved to approve the agenda of January 26, 1984 and Commissioner Brooks seconded the motion. The agenda of January 26, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of January 12, 1984 and Commissioner Cook seconded the motion. The minutes of January 12, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

None

7. COMMITTEE REPORT:

Finance Committee - Mr. Williams reported that the Finance Committee has not met but that staff is working on a revised travel policy as requested earlier by the Commission.

Tenant Relations Committee - Commissioner Chuck, Chairman, reported that the committee has targeted the Sunnydale projects for an experiment in self-help and self-development. They are talking to tenants to see what type of play structures and play areas are needed for the children. The tenants will draft proposals seeking funding from other sources so that they can get going on this. Some technical assistance will be needed from staff. Commissioner Chuck advised the Commission of this project and asked support from the staff.

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick of PHTA read and submitted the report of PHTA activities including some of the following items:

-The organization has undergone some major changes over the past couple of weeks. A new slate of officers have been elected as follows: Roxie McCormick (formerly Vice President), President; Laura Berry, lst Vice President; James Franklin, 2nd Vice President; Bobbie Sanders, Recording Secretary; Melvina Powell, Corresponding Secretary; Mary Ridout, Treasurer; Mary Swanson, Parliamentarian.

-PHTA is seeking to remedy some of its budgetary problems. They are reducing the secretary's salary to minimum wage.

A discussion followed regarding the recent election and other concerns of PHTA. It was concluded that the internal affairs of PHTA are to be resolved by PHTA and not Authority staff or the Commission. Mr. Williams responded to the reference in the report of PHTA that he had "confirmed" the new slate of officers. Mr. Williams indicated that it is not his responsibility or desire to determine who serves as officers of PHTA. The Authority will attempt to work with whoever the residents designate as their leadership.

President Westbrook expressed her concerns regarding the lack of involvement of the seniors at the Commission meeting and Tenant Relations Committee meeting. She asked Miss Robinson, Director of Special Programs, to advise the officers of the various sites of her concerns. President Westbrook felt that it is important to get input from the seniors and requested their attendance and a report at Commission meetings.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2569

RESOLUTION APPROVING ADOPTION OF A POLICY ON AFFIRMATIVE ACTION FOR VENDORS.

* * * * * * * * * * * * * * * * *

WHEREAS, the Commission, on December 9, 1981 adopted Resolution No. 2431 establishing a revised Procurement Policy; and

WHEREAS, Article I states that it is the policy of the Authority to award a fair share of contracts to small, minority-owned and female-owned business firms; and

WHEREAS, the Commission has established this policy and staff has implemented same, however; the Commission has not adopted a policy on affirmative action for vendors.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Approval is hereby given to the adoption of the San Francisco Housing Authority Policy on Affirmative Action for Vendors.

2. A copy of said policy is attached hereto.

3. The Executive Director is hereby authorized to take all actions necessary to implement the foregoing resolution.

4. This Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Counsel

DATED_____

Mr. Williams stated that the Authority presently does not have a policy with respect to Affirmative Action for vendors. The policy adopted in 1981 was with respect to contractors. This resolution adopts an affirmative action policy with regard to vendors.

Vice President Fussell moved to adopt Resolution No. 2569 and Commissioner San Jule seconded the motion. Resolution No. 2569 was UNANIMOUSLY ADOPTED.

AFFIRMATIVE ACTION POLICY

FOR VENDORS

I. STATEMENT

The San Francisco Housing Authority will use its best efforts to involve minority and female businesses in its procurement process.

II. DEFINITIONS

A. The concept of race as used by the Equal Employment Opportunity Commission does not denote clear cut scientific definitions of anthropological origins. For reporting purposes a minority vendor may be included in the group to which he or she appears to belong, identifies with, or is regarded in the community as belonging. However, no vendor should be counted in more than one race or ethnic category. These categories are as follows:

(1) The Category "White" (Not of Hispanic origin).
All persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.

(2) The Category "Black" (Not of Hispanic origin).
All persons having origins in any of the Black racial groups of Africa.

(3) The Category "Hispanic".
All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.

(4) The Category "Asian or Pacific Islanders".
All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands. This area includes, for example, China, Japan, Korea, the Philippine Islands and Samoa.

(5) The Category "American Indian or Alaskan Native".

All persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.

(6) *Public utilities.

(7) *Public institutions.

(8) *Non-profit organizations.

The category "Hispanic" while not a race identification is included as a seperate race or ethnic category because of the discrimination often encountered by this group. For this reason, do not include "Hispanic" under either "White" or "Black".

B. FIRMS

(1) Firm owned by minorities: A United States firm wherein minority group members comprise 50% of the group exercising control over ownership and management. In the case of a publicly-owned firm, the minority group members or stockholders must have at least 51% interest in the firm and possess control over management, capital and earnings.

(2) Firm owned by women: A United States firm wherein minority group members comprise 50% of the group exercising control over ownership and management. In the case of a publicly-owned firm, the minority group members or stockholders must have at least 51% interest in the firm and possess control over management, capital and earnings.

III. GOALS

The San Francisco Housing Authority establishes the following goals for female and minority-owned businesses:

*Identification of public institutions.

A. CONTRACTS

(1) Twenty-five percent of the number of all contracts awarded in the procurement division.

(2) Thirty percent of the dollar value of all contracts, with five percent of that amount targeted for female-owned businesses.

B. PURCHASE ORDERS

(1) Twenty-five percent of all purchase orders awarded.

(2) Thirty-five percent of the dollar value of all purchase orders with five percent of that amount going to female-owned businesses.

IV. ACHIEVEMENT PROCESS

Affirmative steps shall include, but not be limited to, the following:

(1) Qualified minority and women's businesses shall be included on solicitation lists.

(2) Such business shall be solicited whenever they are potential sources.

(3) When legally permissible and economically feasible, total requirements may be divided into smaller tasks or quantities so as to permit minority and female business participation.

(4) When a minority or female-owned business quote is within five percent of the lowest bid or quote on all procurement, the Authority shall consider the quotes to be of equal dollar value.

(5) An additional five percent will be considered when female or minority-owned businesses are San Francisco based.

(b) Staff Report on Rosa Parks Senior Apartments:

Mr. Williams stated that the report on the Rosa Parks Senior Apartments is in two parts: 1) Mr. Jack Young who has recently joined the Authority as Chief of Project Development will report on the construction aspects of the project. 2) Miss Effie Robinson, Director of Special Programs, will review the program activities planned.

Mr. Young presented a brief overview on the progress of the construction at Rosa Parks. A tour of the site is scheduled after the meeting. He stated that construction is about 70-73% completed. There have been some delays on the project. Mr. Young stated that completion date is projected to be some time after July, may be as late as September.

Miss Robinson reported on the various programs and activities planned at Rosa Parks. Some of the areas covered in her report were: recruitment efforts for applicants for the 89 two bedroom units; staffing for Rosa Parks; security; April 17, 1984 workshop on services and funding of services; nutrition program.

(c) Other:

Commissioner Cook requested a monthly report to the Commission of crime statistics in public housing, showing what type of crime, project area and something about apprehension.

President Westbrook introduced Ms. Betty Wheeler of her staff who attended this meeting as an observer.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of January 26, 1984 was adjourned at 10:55 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

1. ROLL CALL.

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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2/9/84

FEBRUARY 3, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, FEBRUARY 9, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY February 9, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck Commissioner

2. VISITORS:

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3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing the San Francisco Housing Authority to Apply for a Certificate of Consent of Self-Insured Payment of Workers' Compensation.

   (b) Resolution - Resolution Authorizing the San Francisco Housing Authority to Enter into a Joint Powers Agreement to Provide Risk Management Services for Bay Area Housing Authorities.

   (c) Resolution - Resolution Authorizing the San Francisco Housing Authority to Enter Into a Deferred Compensation Plan with Hartford Variable Annunity Life Insurance Company.

   (d) Resolution - Resolution Authorizing the Executive Director to Enter into a Lease Agreement with the Economic Opportunity Council of San Francisco for Surplus Spaces at 895 Pacific Avenue.

(d) Resolution - Resolution Authorizing Selection of Contractor for Abestos Abatement at Rosa Parks Senior Apartments, Cal. 1-18(5).

12. ADJOURNMENT.

Bernard T. Deasy
Acting Secretary/Executive Director

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2/9/84

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 9, 1984

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 9, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll call found the following members to be:

PRESENT: Elouise Westbrook, President
James G. Fussell, Jr., Vice President
Joan San Jule, Commissioner (arrived 9:35)
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner (arrived 9:50)

A quorum was present.

ALSO PRESENT: Bernard T. Deasy, Deputy Executive Director

2. VISITORS:

Edward Trach
Christine Neal, Alice Griffith
Cleola Richardson, Westside Courts
Melvina Powell, Westside Courts
Roxie McCormick, PHTA & Sunnydale
Linda Williams, Plaza West
Thomas E. Kowalski, Hartford Insurance Company

3. APPROVAL OF AGENDA:

Commissioner Cook moved to approve the agenda of February 9, 1984 and Commissioner Brooks seconded the motion. The agenda of February 9, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of January 26, 1984 and Commissioner Brooks seconded the motion. The minutes of January 26, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

None

7. COMMITTEE REPORT:

The Finance Committee met February 3, 1984 to review the Workman's Compensation self-insurance program, Items (a) and (b) under new business. The Finance Committee is recommending approval of these resolutions.

8. REPORT OF COUNSEL

None

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, President of PHTA, reported that Authority staff and San Francisco Neighborhood Legal Assistance Foundation (SFNLAF) staff were in attendance at their meeting. Mr. Oliver of EOC was also in attendance. PHTA is concerned with the cutbacks in EOC and its affect on the surplus food distribution program. PHTA has selected four tenants to sit on the appliance and garbage policy committee. Mr. Hiriam Smith explained SFNLAF's role in the settlement agreement (North Beach lawsuit). SFNLAF will also provide PHTA a directory of services they offer to low income families.

10. UNFINISHED BUSINESS:

Vice President Fussell asked about the status of the garbage bins that are in the different areas. Mr. Deasy replied that about six bin enclosures were constructed during the latter part of last year. The next step is to meet with the tenants in the various sites to review location and quantity of garbage bins for the remaining enclosures. The Family and Community Services Department is arranging these meeting with the various tenant groups.

Vice President Fussell also inquired into the implementation of computers in the project offices with access to the Housing Management Department office. Mr. Deasy replied that terminals and printers have been set up in each project office. A second round of training for staff is in the process.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2570

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO APPLY FOR A CERTIFICATE OF CONSENT OF SELF-INSURED PAYMENT OF WORKERS' COMPENSATION

* *

WHEREAS, the Authority staff prepared an analysis of the past five (5) years of cost incurred for the Workers' Compensation Program under agreement with the State Fund; and

WHEREAS, staff concluded that it was advantageous for the Authority to implement a Workers' Compensation Self-Insured Program; and

WHEREAS, on August 17, 1983, Proposals were requested for Excess Workers' Compensation Insurance, Occupational Accident Coverage and Administration of the Program; and

WHEREAS, the proposals received and accepted were indeed financially advantageous to the Authority; and

WHEREAS, the benefits paid to an insured employee are set by law and said benefits will be maintained under the Self-Insurance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) Approval is hereby given to prepare and submit Application for a Certificate of Consent to insure the payment of Workers' Compensation as provided by Section 3700, Labor Code of California.

2) The Executive Director is hereby authorized to act for the Commission in this regard.

3) This Resolution shall become effective immediately.

APPROVED AS TO FORM:

Connie M. Perry
CONNIE M. PERRY
Legal Counsel

Date: Feb 3, 1984

(b) RESOLUTION NO. 2571

RESOLUTION AUTHORIZING SAN FRANCISCO HOUSING AUTHORITY TO ENTER INTO A JOINT POWERS AGREEMENT TO PROVIDE RISK MANAGEMENT SERVICES FOR BAY AREA HOUSING AUTHORITIES
* *

WHEREAS, the San Francisco Housing Authority and the Oakland Housing Authority, on August 17, 1983 jointly requested proposals for the administration of Workers' Compensation claims for a public entity(ies) and Excess and Occupational Insurance for a public entity(ies) that are self-insured for its workers' compensation risks, and

WHEREAS, the San Francisco Housing Authority and the Oakland Housing Authority established a Committee to review said proposals and found them to be financially beneficial to said Housing Authorities, and

WHEREAS, Title 1, Division 7, Chapter 5 of the California Government Code authorizes the joint exercise for two or more local public entities of any power which is common to each of them, and

WHEREAS, each of the parties to the Agreement desires to join together with other parties for the purpose of establishing certain of their self-insured reserves against losses and jointly purchasing excess insurance, reinsurance, risk management services and administrative services in connection with a cooperative program of risk management,

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Approval is hereby given to the San Francisco Housing Authority that it may form and join the Bay Area Housing Authority Risk Management Agency (BAHARMA) to implement a Self-Insured Workers' Compensation Program.

2. A copy of the Joint Exercise of Powers Agreement to Provide Risk Management Services for Bay Area Housing Authorities is attached hereto.

3. The Executive Director is hereby authorized to enter into this contract and take all actions necessary to implement the foregoing resolution, including the appointment of persons to the Board of Directors on behalf of the San Francisco Housing Authority.

4. This Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, LEGAL COUNSEL

DATED: _____

Attachment

Mr. Deasy stated that Resolutions (a) and (b) refer to a program of self-insurance of workman's compensation and to form a Joint Powers Agreement with the Oakland Housing Authority to jointly undertake this program. Vice President Fussell reiterated that the Finance Committee has reviewed these items.

Vice President Fussell moved to adopt Resolutions No. 2570 and No. 2571 and Commissioner Cook seconded the motion. Resolutions No. 2570 and No. 2571 were UNANIMOUSLY ADOPTED.

JOINT EXERCISE OF POWERS AGREEMENT

TO PROVIDE

RISK MANAGEMENT SERVICES FOR

BAY AREA HOUSING AUTHORITIES

This Agreement is entered into pursuant to the provisions of Chapter 5 (beginning with **Section 6500**) of Division 7 of Title 1 of the Government Code authorizing specified local public agencies to exercise jointly the power to provide Risk Management, including insurance, pursuant to the provisions of Chapter 3 (beginning with **Section 989**) of Part 6 of Division 3.6 of Title 1 of the Government Code.

Witnesseth:

WHEREAS, the public interest requires and it is to the mutual interest of the parties hereto to join together to establish and operate a cooperative program of risk management, and **§6503**

WHEREAS, the operation of such a cooperative program is of such magnitude that it is necessary for the parties to this Agreement to join together to accomplish the purposes herein after set forth, and

WHEREAS, each of the local public entities which is a party ot this Agreement has the power to establish and operate a program of Risk Management, and **§6501 and §6502**

WHEREAS, Title 1, Division 7, Chapter 5 of the California Government Code Authorizes the joint exercise of two or more local public entities of any power which is common to each of them, and **§6501 and §6502**

WHEREAS, each of the parties to the Agreement desires to join together with the other parties for the purpose of establishing certain of their self-injured reserves against losses and jointly purchasing excess insurance, reinsurance, risk management services and administrative services in connection with a cooperative program of risk management. **§6505**

NOW, THEREFORE, for and in consideration of the mutual advantages to be derived therefrom and in consideration of the execution of this Agreement by other local public entities, each of the parties hereto does agree as follows.

ARTICLE 1. DEFINITIONS

The following definitions shall apply to the provisions of the Agreement:

(a) "**Authority**" shall mean Bay Area Housing Authority Risk Management Agency created by this Agreement.

(b) "**Risk Management Board**" or "**Board**" shall mean the governing body of the Authority.

(c) "**Claims Management**" shall mean the process of identifying, controlling and resolving demands by individuals, public entities or private entities to recover losses from an insured, otherwise indemnify, or self-insured entity. Disposing of such demands for payment requires skills in insurance, law, adjusting, investigating, and general business. Claims management is the function of supervising legal, adjusting, investigating and engineering services to resolve such demands.

(d) "**Claims Administrative Services**" shall mean the claims administrator hired by the Board to adjust, determine loss and claim payments.

(e) **"Local Public Entity"** shall mean city, county, public authority and such other governmental entities as the Authority may determine.

(f) **"Participant"** shall mean one of the local public entities which is a party to the Agreement.

(g) **"Program Director"** shall mean the program director hired by the Board to coordinate and manage the Authority.

(h) **"Broker"** shall mean the insurance broker hired by the Board to provide insurance as required by the Authority.

(i) **"Assessments"** shall mean the annual assessment authorized by the Board for payment of claims, claims administration, risk management, insurance, program director and other expenses.

(j) **"Cost of Risk"** shall mean the total annual assessment that includes claims, claims-insured-but-not-paid, claims-yet-to-be-incurred, all risk management expenses, and other operational costs.

(k) **"Risk Area"** shall mean an area of exposure to pure risk of financial loss. As used in this Agreement this term refers to one of the following exposures: workers' compensation, public liability, accident and health, unemployment, property damage and such other area as the Board shall agree upon. **§990 and §990.4**

(l) **"Risk Management"** shall mean the process of identifying, evaluating, reducing, transferring, and eliminating risk. Risk Management includes elements of insurance, law, administration, technology, and general business utilized to effectively manage risks.

(m) **"Claim Fund"** shall mean a single fund from which claim and claim expenses are paid. The fund shall maintain an individual integrity for each individual participant.

The claim fund shall not be a risk or claim sharing fund between participants. **§990.4(a)**

ARTICLE 2. SEPARATE ENTITY. § 6503.5, §6506 and §6507

There is hereby created a separate public entity, the full legal name of which shall be **"Bay Area Housing Risk Management Agency"**, and may be referred to herein as the **"Authority"** or **"BAHARMA"**. The Authority is a public entity separate from the parties to this Agreement.

ARTICLE 3. SYSTEM ESTABLISHED. §6503

A risk management system consisting of the parties to this Agreement is hereby established. This system represents a cooperative program of risk management which shall encompass, but is not limited to, the following risk areas: workers' compensation, public liability, accident and health , unemployment, property damage and other areas as the Board shall agree upon. Each party shall be bound to the decision of the Board.

ARTICLE 4. POWERS. §6508 and §6503

(a) The Authority shall have the power and the duty to establish and operate a program of risk management and for its execution whether directly by the Authority or by contract.

(b) The Authority is authorized: to make and enter into contracts; to employ agents and employees; to acquire, construct, manage, maintain or operate any building, works or improvements; to acquire, hold or dispose of property; liabilities or obligations; establish risk management related programs.

(c) The debts, liabilities and obligations of the Authority shall not be the debts, obligations or liabilities of the parties to the Agreement.

(d) The powers shall be exercised in the manner provided by law, §6508 and except or expressly set forth in this Agreement, subject only to those restrictions upon the manner of exercising the powers which are imposed upon the Participants in the exercise of similar powers. The Executive Director of the San Francisco Housing Authority and/or his designee shall exercise all powers on behalf of the San Francisco Housing Authority.

ARTICLE 5. MEMBERS.

(a) Each local public entity which is a party to this Agreement is a "member agency" of the Authority and is entitled to the rights and privileges and is subject to the obligations of members, all as provided for in this Agreement.

(b) After formation of the Authority by the initial members, new members may be accepted upon application and acceptance by the Board by two-third vote and subject to acceptance by the prospective member of the financial arrangements and assessments specified by the then current members.

ARTICLE 6. FUNDS. 6509. 5 AND GOV'T §53601

On an alternating basis, beginning with the first year, the Director of Finance for the City and County of San Francisco shall be named Treasurer and the Controller of the Oakland Housing Authority shall be designated as Auditor. The Authority will request bids from independent Certified Public Accountants to perform annual audits of all reviews and disbursements. The Treasurer of the Authority shall be the depository of the funds. The Treasurer shall invest and reinvest the funds in compliance with State Laws and in the same manner as if they were Participant funds. The duties of the Treasurer shall be as prescribed in **Section 6505.5** of the Government Code.

ARTICLE 7. PURPOSES. §6503

The purposes of the Authority are to provide a self-insurance and risk management system which will achieve the following objectives for the benefit of the Participants in all risk areas:

(a) reduce costs of insurance coverage through effective loss control practices and combined purchasing power;

(b) reduced costs of claims administrative services through central management, volume and combined purchasing power;

(c) greater stability of insurance markets through size of combined membership, longer duration of insurance agreements and effective loss control practices;

(d) reduced amount and frequency of losses of member agencies;

(e) improved control of sources of risk through the application of risk management loss control techniques;

(f) improved recovery from third parties;

(g) funding of adequate reserves by Participants to ease the impact of heavy losses;

(h) monitor local, state and fededral legislative and agency risk management activities with the intent of advocating the Authority's position through coordination with appropriate representatives;

(i) to provide a centralized fund for payment of claims, insurance premiums, claims administration, and all other operational costs;

(j) to perform other functions as required to effectively manage a risk management system as required by the Board for the purpose of accomplishing the goals of this Agreement.

ARTICLE 8. PARTICIPANT RESPONSIBILITIES.

Participants shall be responsible for:

(a) coordinating the activities of its public entity with the Authority;

(b) maintain an active Safety committee;

(c) report to the Program Director any significant operational changes and new programs;

(d) provide necessary data as required;

(e) comply with risk management requirements as established by the Authority;

(f) establish and maintain a prudent claims management program doe self-insured risks;

(h) pay when due all assessments levied by the Board;

(i) comply with the letter and spirit of the Agreement.

ARTICLE 9. TERM OF AGREEMENT. § 6510

This Agreement shall continue in effect until it is rescinded by mutual consent of the parties, or until notice is given as required in ARTICLE 10.

ARTICLE 10. WITHDRAWAL. §6510

A Participant may withdraw as a party to this Agreement at the end of any fiscal year upon giving of six moinths prior written notice of its intent to withdraw to the Authority.

ARTICLE II. REMOVAL.

A Participant may be removed from this Agreement by a two-thirds vote of the Board for non-compliance with this Agreement.

ARTICLE 12. DISPOSITION OF ASSETS. §6511

If a party withdraws as a member of the Authority, that party is entitled to its pro rate share of the balance paid by it, less those monies paid by the Authority for the settlement of claims and expenses. If this Agreement is finally terminated as to all parties who are then members, any money or assets in possession of the Authority after payament of all liabilities, costs, expenses, and changes incurred pursuant to this Agreement shall be returned to the parties in proportion to their contributions to the

Authority determined as of the date of termination. §6511 and § 6512

ARTICLE 13. ENFORCEMENT.

The Authority shall have the authority to enforce this Agreement. If suit is brought by the Authority against any defaulting member and the Authority prevails in the action, the defaulting party shall pay reasonable attorney's fees to the Authority as adjudicated by the Court.

ARTICLE 14. INVALIDITY.

Should any portion, term, condition or provision of this Agreement be determined by a court of competent jurisdiction to be illegal and in conflict with any law of the State of California or be otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions and provisions shall not be affected thereby.

ARTICLE 15. AMENDMENTS.

No amendment to this Agreement enacted pursuant to it shall be effective unless accompanied by written agreement executed by the governing bodies of at least two-thirds of the parties to this Agreement. Reasonable prior notice of any Board meeting in which amendments are to be voted upon, must be given to each member in writing. Such notices must include mention of the nature of the amendments to be noted upon.

ARTICLE 16. ASSIGNMENT.

No member agency may assign any right, claim or interest it may have under this Agreement, no creditor, assignee or third party beneficiary of any member shall have any right, claim or title to any part, share, interest, fund, premium or asset of the Authority.

ARTICLE 17. AGREEMENT COMPLETE.

The foregoing constitutes the full and complete Agreement of the parties. There are no oral understandings or agreements not set forth in writing or in the by-laws.

ARTICLE 18. DATE AGREEMENT EFFECTIVE.

This Agreement shall become effective immediately after it has been adopted by the last of two (2) public entities.

Executed by the undersigned local public entities upon the respective dates set forth after the signatures of their duly authorized officers.

SAN FRANCISCO HOUSING AUTHORITY

BY_____

Date:_____

OAKLAND HOUSING AUTHORITY

BY_____.

Date:_____

(c)

RESOLUTION NO. 2572

****

RESOLUTION AUTHORIZING SFHA TO ENTER INTO
A DEFERRED COMPENSATION PLAN WITH
HARTFORD VARIABLE ANNUITY LIFE INSURANCE COMPANY

****

WHEREAS, the SFHA desires to provide certain benefits for its employees as part of their compensation; and

WHEREAS, the staff of SFHA has investigated and identified a Deferred Compensation Plan with Hartford Insurance; and

WHEREAS, before said plan can be implemented the Commission must approve the adoption of a Deferred Compensation Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

I. The Commission authorizes SFHA to enter into a Deferred Compensation Plan with the employees of SFHA.

II. The Commission authorizes and approves the purchase of insurance and/or annuity contracts as issued by the Hartford Variable Annuity Life Insurance Company in such amounts as may be appropriate to provide plan benefits.

III. It is the intention of the Commission that payments made by SFHA for such insurance and/or annuity contracts will not currently be considered as income paid to the employees.

IV. The Executive Director is authorized to act on behalf of SFHA in respect to these insurance or annuity contracts and to formulate rules and procedures for the purchase and administration of them.

V. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry
Legal Counsel

Date:_____

Mr. Deasy stated that this resolution authorizes the Authority to enter into a contract for a deferred compensation plan with the Hartford Insurance Company. Ms. Vickie Arnold, Director of Personnel, and Mr. Thomas Kowalski of Hartford Insurance Company reviewed the plan and answered the questions raised by the Commissioners.

Vice President Fussell moved to adopt Resolution No. 2572 and Commissioner San Jule seconded the motion. Resolution No. 2572 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2573
****

Resolution, authorizing the Executive Director to enter into a Lease Agreement with the Economic Opportunity Council of San Francisco for surplus spaces at 895 Pacific Avenue, San Francisco.
****

WHEREAS, the San Francisco Housing Authority has two hardly used "Tenant Storage Spaces" at 895 Pacific Avenue in the Ping Yuen Project, comprising of approximately 1290 square feet, as shown on Exhibits #1 and #2, attached to this Resolution; and,

WHEREAS, the Economic Opportunity Council of San Francisco, due to severe budget cuts, is in need of smaller and more economical spaces for their operation in Chinatown; and,

WHEREAS, the EOC programs are of substantial benefit to the residents of the Ping Yuen Projects,

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, direct and authorize the Executive Director to prepare and execute a Lease Agreement with EOC for referenced spaces for a monthly rent not to exceed $350.00.

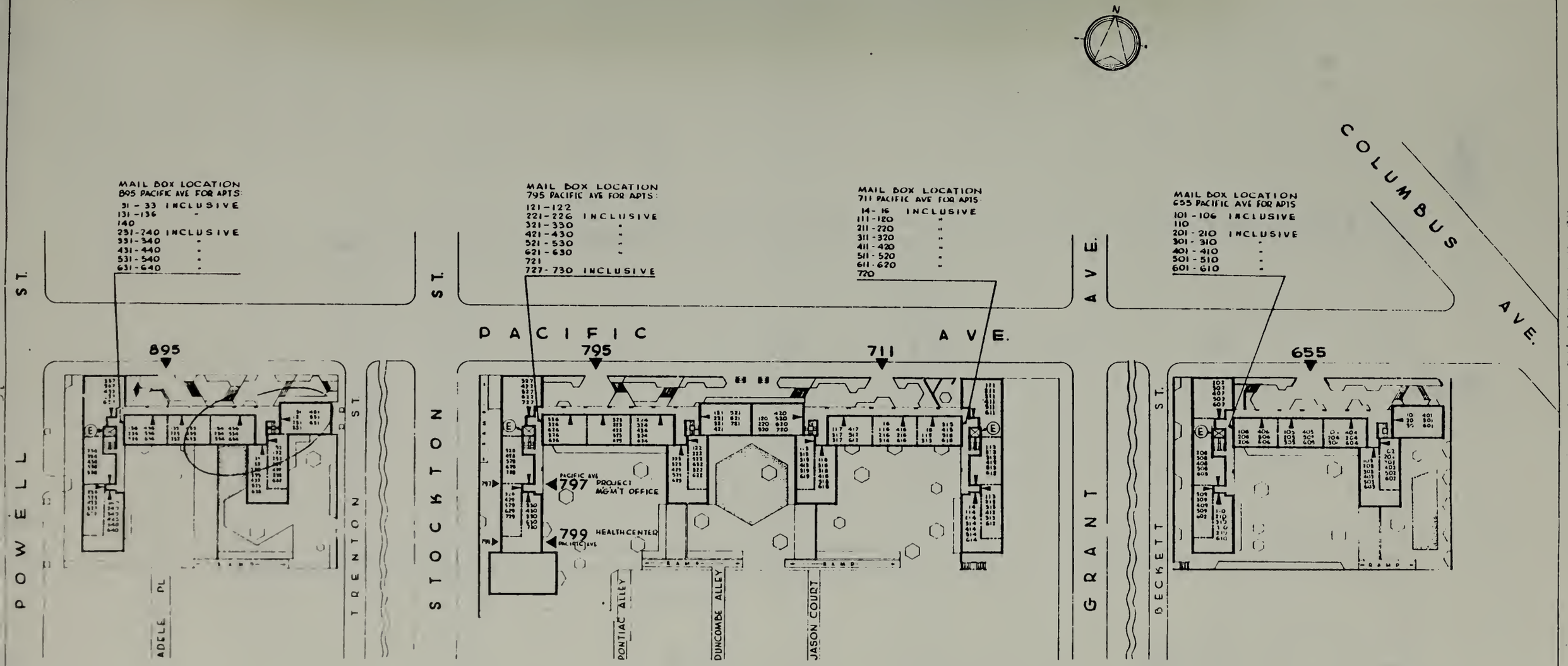
APPROVED AS TO FORM:

Ms. Connie Perry, General Counsel

Date

Mr. Deasy stated that this resolution authorizes the Executive Director to enter into a lease agreement with the Economic Opportunity Council of San Francisco for surplus spaces at 895 Pacific Avenue (Ping Yuen). This room was used previously for a tenant storage room but is not being used at the present time. Improvements to the space will be made by EOC. Mr. Deasy stated that the location is on the ground floor, close to the sidewalk and he does not see that it will cause an inconvenience to the tenants. EOC will be providing services to the residents. Commissioner Cook requested that the lease term be only for one year and that subleasing not be allowed. President Westbrook requested that the Authority charge a "reasonable" rent because EOC is a non-profit agency, experiencing severe cutbacks, while still providing services to public housing residents. She requested that staff look into the feasibility of doing this. Mr. Deasy replied that staff responded to EOC's rent proposal and that the rent being charged is based on their proposal.

Vice President Fussell moved to adopt Resolution No. 2573 and Commissioner Cook seconded the motion. Resolution No. 2573 was UNANIMOUSLY ADOPTED.



PM 368

EXHIBIT #1.

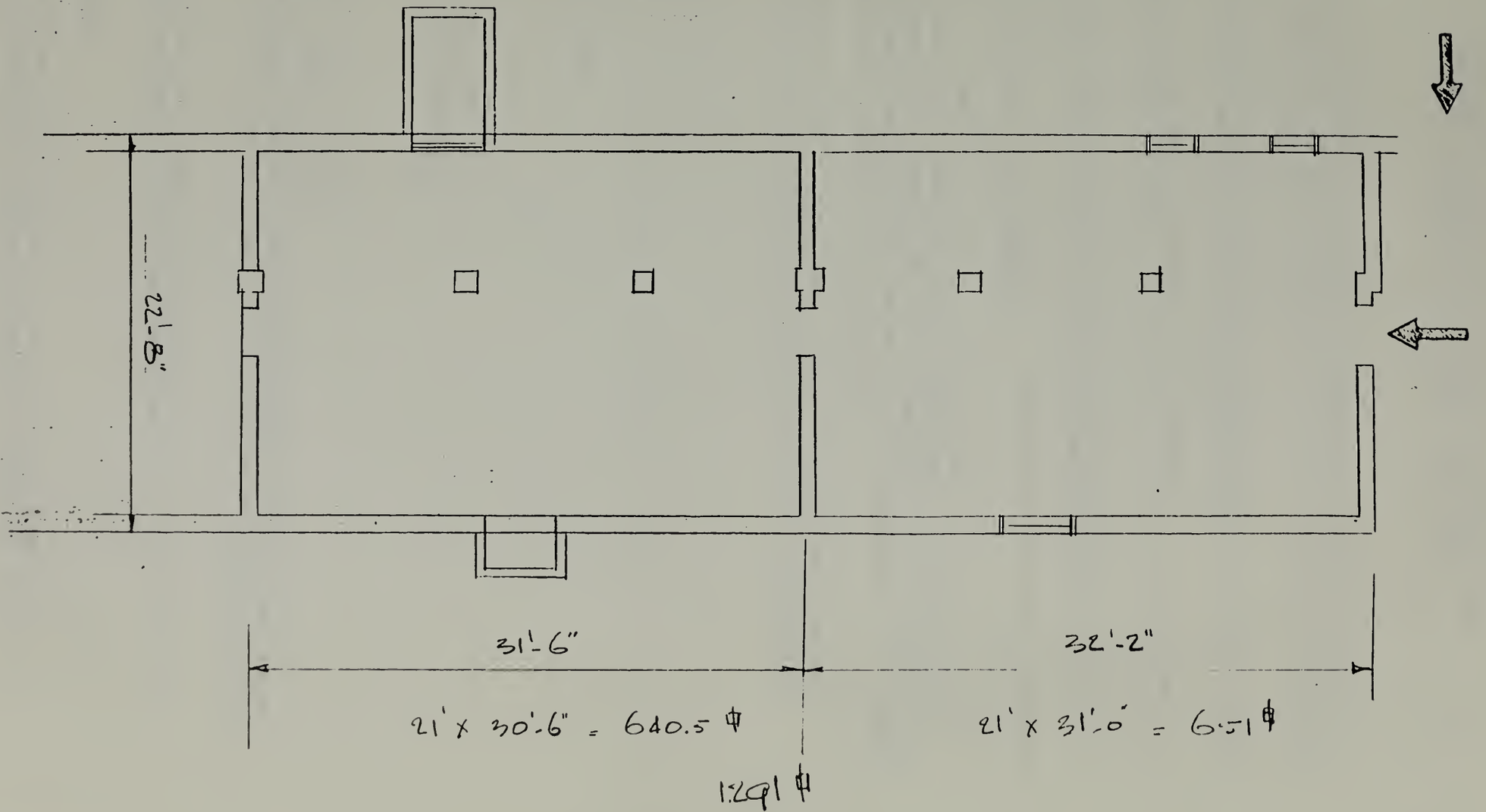


EXHIBIT #2

(e) RESOLUTION NO. 2574

* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING SELECTION OF CONTRACTOR FOR ASBESTOS ABATEMENT AT ROSA PARKS, CAL 1-18(5)

* *

WHEREAS, the Authority has recently learned that the boiler and heating water distribution system for ROSA PARKS, CAL 1-18(5), has asbestos materials existing in place for insulation; and;

WHEREAS, the boiler and heating water distribution system require repairs before new finishing materials are to be installed; and,

WHEREAS, no work can be undertaken in the immediate vicinity of loose or friable asbestos material; and

WHEREAS, the continued presence of the asbestos insulation will mean the presence of future health hazards to tenants and maintenance personnel.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized and directed to enter into contract with a commercial entity experienced in specializing in the removal and disposal of asbestos materials for the removal of all asbestos at the ROSA PARKS Project and the replacement of all removed insulation on behalf of this Authority.

II. That this action is contingent upon the Executive Director being satisfied that an appropriate price and evidence of bondability is offered by the selected Contractor.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Date Feb 6, 1984

Vice President Fussell moved to adopt Resolution No. 2574 and Commissioner San Jule seconded the motion. Resolution No. 2574 was UNANIMOUSLY ADOPTED.

(f) Visitors - Mr. Deasy called upon those visitors who filled out cards wishing to address the Commission.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 9, 1984 was adjourned at 10:20 a.m.

ELOUISE WESTBROOK, President

BERNARD T. DEASY
Deputy Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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FEBRUARY 17, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, FEBRUARY 23, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY February 23, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:
   Reappointment of Commissioner Beatrice Patterson
   Reappointment of Commissioner Betty Brooks

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 23, 1984

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 23, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner (arrived 9:40)

ABSENT: Preston Cook, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Dorothy Sims, Alice Griffith
Maybelline Hubbard, Potrero Terrace
Kay Kardosky, Sunnydale
Sadie Gray, Sunnydale
Mary Ridout, Alice Griffith
Christine Neal, Alice Griffith

3. APPROVAL OF AGENDA:

Vice President Fussell moved to approve the agenda of February 23, 1984 and Commissioner San Jule seconded the motion. The agenda of February 23, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of February 9, 1984 and Vice President Fussell seconded the motion. The minutes of February 9, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams reported on the following matters:

The article appearing in the February 13, 1984 edition of Time Magazine has been forwarded to the Commissioners. He felt that this article was a favorable one regarding the San Francisco Housing Authority.

Also forwarded to the Commissioners was a memorandum from the National Housing Conference (NHC). The organization is going to be more actively involved in public housing issues. Mr. Williams stated that this is a positive step on the part of NHC. A discussion followed regarding the policy of the present administration in Washington towards housing, generally, and public housing, specifically. Mr. Williams expressed his concerns regarding the cut backs on operating subsidies and the impact of the voucher system.

A letter will be forwarded to Mayor Feinstein regarding the problem of crime in the projects, specially in the Hayes Valley and Bernal areas. The letter will be over Mr. Williams' and President Westbrook's signature. They will be requesting the assistance of the Mayor and the Chief of Police in trying to solve some of these problems. A lengthy discussion followed regarding the causes of crime and what the Authority will be trying to do to reduce it. Mr. James Williams, Director of Family and Community Services, apprised the Commission of a Crime Prevention Workshop that will be held at 1111 Buchanan Street, March 6. Vice President Fussell stated that he felt holding workshops at the sites would also be a good idea. Having people come from the District Attorney's office, Police Department, etc., to hold these workshops at the sites would help to curtail crime activities in the area. It would also increase tenant involvement.

President Westbrook expressed her concern that the Authority does not experience the delays and problems with the Plaza West rehabilitation that was experienced with the Rosa Parks conversion. The Authority has had to answer to Mayor Feinstein for those delays. Mr. Williams reported that a letter has been sent to Mayor Feinstein regarding Rosa Parks Senior Apartments. President Westbrook appointed Commissioners Brooks, San Jule and Chuck to meet with Mayor Feinstein regarding Rosa Parks if the Mayor requests such a meeting. Mr. Williams stated that he felt the letter may suffice. President Westbrook appointed herself, Commissioners Chuck and Cook to meet with the Mayor regarding the issue of crime.

6. REPORT OF SECRETARY:

Mr. Williams expressed that he was pleased that the Mayor has reappointed Commissioners Beatrice Patterson and Betty Brooks to the Housing Authority Commission.

Commissioner San Jule moved to accept the documents received from the Mayor's Office regarding the reappointment of Commissioner Patterson and moved for approval of the seating of Commissioner Patterson. Vice President Fussell seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Commissioner San Jule moved to accept the documents received from the Mayor's Office regarding the reappointment of Commissioner Brooks and moved for approval of the seating of Commissioner Brooks. Vice President Fussell seconded the motion. The motion was UNANIMOUSLY ADOPTED.

The audience and Commission applauded Commissioners Patterson and Brooks for their reappointment. President Westbrook stated that she was pleased to have these two Commissioners back on board.

7. COMMITTEE REPORT:

Commissioner Chuck stated that there will be a Tenant Relations Committee meeting, Monday February 27. There will also be a meeting with the tenants of Sunnydale, Tuesday, February 28, following their regularly scheduled tenant association meeting to discuss recreational facilities.

President Westbrook expressed her concerns regarding the demolition of the buildings in Alice Griffith and the lack of funding for a new facility. She requested that staff look into this matter and report back to the Commission.

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, President of PHTA, provided a brief report of PHTA activities:

A secretary was recently hired. The deadline for accepting applications for the van driver has been extended to March 2.

The EOC office will remain in Sunnydale.

Mrs. McCormick expressed her concerns regarding PHTA moving from 1111 Buchanan Street. Mr. Williams stated that a decision about moving PHTA has not been made yet. If PHTA is moved, staff will consult with PHTA regarding a new location. Also, PHTA would not be moved until the site was secured and they agreed to it.

There have been some problems regarding the dances being held in the community center in Sunnydale. President Westbrook stated that it might be best to discontinue the dances until it is better organized and better security measures are taken.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

None

Mr. Williams called on those in the audience who wished to address the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 23, 1984 was adjourned at 11:20 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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3/8/84

March 2, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, MARCH 8, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY March 8, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commisssioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Approving Quit Claim Deeds on Certain Properties Adjacent to the Wisconsin Site, Formerly Owned by the San Francisco Housing Authority.

    (b) Resolution - Establishing the San Francisco Housing Authority Rent Collection and Eviction Policy.

    (c) Resolution - Authorizing the Executive Director to Approve the Write Off of Tenant Accounts Receivable.

    (d) Resolution - Authorizing the Executive Director to Attend the 53rd Annual Meeting of the National Housing Conference, March 18-20, 1984 in Washington, D. C.

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 8, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 8, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr. Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Frankie M. Gates
Lillie Zinnerman
Jacqueline Laurent
Kay Kardosky
Dorothy Sims
Christine Neal

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of March 8, 1984 and Commissioner Brooks seconded the motion. The agenda of March 8, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of February 23, 1984 and Vice President Fussell seconded the motion. The minutes of February 23, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to a letter received from Mr. Tom Sherman, Director of the Office of Public Housing, in Washington D.C.'s Department of Housing and Urban Development. Some time ago Mr. Williams wrote to HUD, at the request of the Commission, regarding the change of the rent reexamination for seniors from every other year to annually. Mr. Sherman's letter is in response to Mr. Williams' letter and basically states that the one year rent reexamination requirement will enhance efficiency.

6. REPORT OF SECRETARY:

Secretary Carl L. Williams reported that staff is preparing a very comprehensive report on the vacant unit program to be presented at the next Commission meeting. Mr. Williams reviewed some of the figures on the Vacant Summary Report that was distributed to the Commission. Although the program is not doing as well as it should, it still continues to be top priority for the Authority. There are several factors affecting the program and Mr. Guest and Mr. Washington will be reviewing those facts and figures at the March 22 Commission meeting. Vice President Fussell requested that staff include in the presentation an assessment of the variables involved, i.e., outside contractors vs. in-house work, lead time for contracting work, how transfers affect the program, etc. Commissioner Cook requested that President Westbrook appoint a committee to review the Vacant Unit Program and go over the problem areas. President Westbrook appointed Vice President Fussell, Commissioner Cook and Commissioner Brooks to serve on this committee with Vice President Fussell as chairman.

7. COMMITTEE REPORT:

Commissioner Chuck reported that the next meeting of the Tenant Relations Committee will take place on Monday, March 12. He will be out of town and Commissioner San Jule will be chairing that meeting. Also, a meeting was held with the tenants of Sunnydale regarding recreational facilities. The Sunnydale tenants are in the process of incorporating which will enable them to seek outside funding. They will be meeting again on March 20.

8. REPORT OF COUNSEL:

Counsel Connie M. Perry reported that the Legal Action Summary has been distributed to the Commission. She noted the unusually high number of evictions for the month. A discussion followed regarding the eviction process.

President Westbrook requested that staff compile for the Commission the various policies that have been instituted by the Commission so that they may be reviewed.

9. TENANT REPRESENTATIVE REPORT:

Laura Berry of PHTA submitted and read the Report of PHTA Activities summarized as follows:

PHTA would like to remain in their present location, 1111 Buchanan Street.

Tuesday, March 6, a Crime Prevention workshop was held at 1111 Buchanan Street. Commissioner Brooks stated that this was a very fruitful workshop. The police department was in attendance and they are willing and ready to cooperate with the tenants in any way they can.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION 2575
****

RESOLUTION, APPROVING QUIT CLAIM DEEDS ON CERTAIN PROPERTIES ADJACENT TO THE WISCONSIN SITE, FORMERLY OWNED BY THE SAN FRANCISCO HOUSING AUTHORITY
****

WHEREAS, the Federal Government in 1954 transferred the Wisconsin War Housing projects to the San Francisco Housing Authority; and

WHEREAS, this transfer included portions of 26th and Wisconsin Streets; and

WHEREAS, the transfer of this property to the San Francisco Housing Authority was conditioned upon an ultimate transfer of the property, upon request, to the City and County of San Francisco; and

WHEREAS, the San Francisco Housing Authority did indeed transfer the property to the City and County of San Francisco in the latter part of 1969; and

WHEREAS, in this transfer, the parameter streets, 26th and Wisconsin, were inadvertently omitted; and

WHEREAS, the Real Estate Department of the City and County of San Francisco most recently approached the San Francisco Housing Authority, requesting Quit Claim Deeds on certain parcels within the 26th and Wisconsin Streets right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that:

1. The Executive Director be and is hereby authorized and directed to execute the Quit Claim Dees as requested by the City's Real Estate Department.

2. Furthermore, that he be and is hereby authorized and directed to prepare the proper documentation to transfer the title of the remaining portions of 26th and Wisconsin Streets to the City and County of San Francisco.

APPROVED AS TO FORM:

Connie M. Perry, Legal Counsel

Date

Mr. Williams stated that this resolution authorizes the signing of a quit claim deed to the city of San Francisco regarding a portion of Housing Authority property on Wisconsin and 26th Streets. The city will be building housing on the Wisconsin Street site. It was discovered in the title search that a portion of the property that had been conveyed from the Authority to the city was not included in the deed. The portion of the property needs to be included in order to complete the transfer. This resolution authorizes the signing by the Authority of a quit claim deed to the city of San Francisco.

Vice President Fussell moved to adopt Resolution No. 2575 and Commissioner Chuck seconded the motion. Resolution No. 2575 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2576

RESOLUTION ESTABLISHING THE SAN FRANCISCO HOUSING AUTHORITY RENT COLLECTION POLICY

* *

WHEREAS, Congress requires each Public Housing Authority with low-income public housing to assure sound management practice, including the establishment of satisfactory procedures designed for the prompt payment and collection of rent and the timely processing of evictions in the case of non-payment of rent;

WHEREAS, the timely receipt of such rent is necessary for operational efficiency and continued financial solvency of the San Francisco Housing Authority;

WHEREAS, the establishment of good rent-paying habits will also benefit the residents when they return to private housing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. Rent payments shall be paid promptly when due;

2. Eviction shall be pursued and processed in a timely manner on non-payment of such rents;

3. All residents of San Francisco public housing shall be provided a copy of this resolution and that it be posted in conspicuous locations in all project area offices.

4. This Resolution take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

_____
Date

Mr. Williams stated that this is a basic policy regarding rent collection. Mr. Koeritz advised the Commission of the requirement that Housing Authorities have a policy regarding rent collection.

Commissioner Cook moved to amend item 3 of the resolution--that a letter, instead of the actual resolution, be sent to the residents. Commissioner Chuck seconded the motion.

Vice President Fussell moved to adopt Resolution No. 2576 as amended and Commissioner Chuck seconded the motion. Resolution No. 2576 was UNANIMOUSLY ADOPTED.

(c) Resolution No. 2577

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO APPROVE THE WRITEOFF OF TENANT ACCOUNTS
RECEIVABLE (TAR)
* *

WHEREAS, HUD Handbook 7460.2, dated August, 1972 requires Public Housing Authorities to adopt a rent collection policy, and

WHEREAS, HUD Handbook, 7511.1, Chapter 11, Section 1, details procedures relative to the writeoffs of Tenant Accounts Receivable, and

WHEREAS, there is no evidence that this procedure has been followed in prior years, thus causing audit exceptions in previous audits, and

WHEREAS, the handbook requires that the writeoffs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The members of the Board of Commissioners hereby delegate the authority to the Executive Director to approve the writeoffs of Tenant Accounts Receivable.

2. All prior years' Tenant Accounts Receivable writeoffs, as recorded as collection losses in the Low Rent Housing Program Statement of Operating Receipts and Expenditures, are hereby approved.

3. This Resolution shall become effective immediately.

Approved as to Form:

_____
Connie M. Perry, Legal Counsel

Dated: _____

Mr. Williams stated that this resolution will resolve a long outstanding audit matter. The Authority is required to have a Commission resolution regarding tenant accounts receivable and writing off outstanding tenant accounts that have been deemed uncollectible.

Vice President Fussell moved to adopt Resolution No. 2577 and Commissioner Brooks seconded the motion. Resolution No. 2577 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2578

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE 53RD ANNUAL MEETING OF THE NATIONAL HOUSING CONFERENCE MARCH 18-20, 1984 IN WASHINGTON D.C.

* *

WHEREAS, the National Housing Conference, Inc. (NHC) will be holding its 53rd Annual Meeting, March 18-20, 1984 in Washington D.C.; and

WHEREAS, the Executive Director, Carl L. Williams, has been selected to to serve on the Legislative Policy Committee of the NHC; and

WHEREAS, the Executive Director wishes to participate in the Public Housing Authorities Executive Directors Advisory Committee meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director be authorized to travel to Washington, D.C., March 18-20, 1984 for the purpose of attending the 53rd Annual Meeting of the National Housing Conference, Inc.

2. That travel be in conformance with the rules and regulations of the travel policies of this Authority.

3. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Counsel

DATED _____

Mr. Williams stated that the National Housing Conference (NHC) will be holding its annual meeting in Washington, D.C. March 18-20. He has been asked to serve on the Legislative Policy Committee of the NHC. Also, the Public Housing Authorities Executive Directors Advisory Committee will be meeting. While in Washington, Mr. Williams also plans to make inquiries at HUD regarding the 440 Turk Street Development and the Aspen Group West Proposal.

Commissioner San Jule moved to adopt Resolution No. 2578 and Commissioner Patterson seconded the motion. Resolution No. 2578 was UNANIMOUSLY ADOPTED.

(e) Other:

President Westbrook asked about a meeting in March in San Francisco. Mr. Williams replied that there will be a NAHRO Housing Conference at the Meridien Hotel, beginning March 25 through March 27. There will be a tour of some of our housing projects on Sunday, March 25. There will also be a tour of some Redevelopment projects and a tour of Oakland public housing projects. Mr. Koeritz is looking into the possibility of hosting a reception at the hotel during the conference. The Authority will pay the registration for those Commissioners who wish to participate.

Mr. Williams called on those visitors who wished to address the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of March 8, 1984 was adjourned at 11:25 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

MARCH 19, 1984

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PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, MARCH 22, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS

SF
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#1
2/22/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY March 22, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    A. Staff Report on Vacant Unit Program

    B. Staff Report on Hunters Point Rehousing Efforts

Carl L. Williams
Secretary/Executive Director

SF
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3/22/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 22, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 22, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr. Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Bernice Baker
Lillie Zinnerman
Cleola Richardson
Kay Kardosky
Melvina Powell
Christine Neal
Frankie M. Gates
Mrs. Hall
Roxie McCormick

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3. APPROVAL OF AGENDA:

Mr. Williams requested that another item be added under new business: Presentation from the Architects on the Color Scheme for Rosa Parks Building. Commissioner San Jule moved to approve the amendment to the agenda of March 22, 1984 and Commissioner Cook seconded the motion. The amendment was UNANIMOUSLY APPROVED.

President Westbrook requested that another item be added to the agenda: A Report from the Youth Coordinator. Mr. Williams stated that he did not believe that the report was ready but that one will be given at the next Commission meeting.

Vice President Fussell moved to approve the agenda of March 22, 1984 as amended and Commissioner San Jule seconded the motion. The amended agenda of March 22, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of March 8, 1984 and Commissioner San Jule seconded the motion. The minutes of March 8, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary Carl L. Williams gave a brief report on his recent trip to Washington D.C. to attend the Annual Meeting of the National Housing Conference (NHC). At the conference there was a great deal of discussion regarding the various HUD Inspector General audits. While in Washington, he also met with Assistant Secretary of Housing, Warren Lindquist, to discuss the two proposals that are pending at HUD: The 440 Turk Street Development and the Aspen Group Proposal for the rehabilitation and leasing of units in Hunters Point. Mr. Williams stated that he will be submitting a detailed written report on his trip to Washington.

March 25-27, 1984 there will be a NAHRO Housing and Community Development Workshop at the Meridien Hotel in San Francisco. The Authority is involved in three activities:

1) Sunday morning, there will be a tour of some of the public housing sites in San Francisco.

2) Monday afternoon one of the workshops will feature the San Francisco Housing Authority. Joining Mr. Williams on the panel will be Commissioner Fussell and Mr. Dick Koeritz. The purpose of that workshop is to focus on public housing issues, the improvements and reforms that have been instituted at SFHA.

3) Monday evening, 5:45 - 8:00, the Authority will be sponsoring a reception for the people who will be attending the conference. Commissioners are invited and complimentary drink tickets will be available.

President Westbrook expressed her concerns regarding the Aspen proposal. Mr. Williams stated that the Assistant Secretary and the program people at HUD are in favor of the project. The problem is that legal counsel might make a legal interpretation that is going to complicate the proposal. They are not saying that they are going to disapprove it. They are leaning towards making a legal determination that it is a disposition which will make the project unworkable as originally conceived.

Commissioner Cook expressed his concerns regarding the serious implications of the HUD budget cuts. He asked if there was anything that the Commission or the Executive Director could do. He asked if it would be appropriate to write to Congress and the Senate stating what problems the cutbacks would create for the Housing Authority in San Francisco. Mr. Williams replied that he thought that would be very appropriate. Mr. Williams stated that any efforts to save public housing now rely largely with Congress. The Department of Housing and Urban Development is considered by most people to be at odds with public housing and public housing is not one of their favorite programs. Vice President Fussell added that he hoped that the letter would be done in the context of the achievements of this housing authority. He suggested that the letter provide a detailed description of the accomplishments and the turnaround that has occurred at the SFHA thereby providing an example that public housing can work and that it can be well run. Public housing can provide a resource to the community and it deserves the opportunity to continue. Vice President Fussell moved that the Executive Director write a letter to our congressional representatives expressing the concerns discussed and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY ADOPTED.

7. COMMITTEE REPORT:

Commissioner San Jule reported that the Tenant Relations Committee met March 12 and it was very well attended. They discussed the Crime Prevention Workshop which proved to be very beneficial. One of the things discussed was the corner liquor stores and grocery stores and how they have become centers of drug dealing. They decided that at the next Tenant Relations Committee meeting they will ask someone from the Alcohol and Beverage Control to come and talk to see what they can do to stop some of that. The next meeting will be on April 2. Mr. Williams added that he found out that there is a bill pending at the state legislature that will give local authorities more control over the location of liquor store sites. The bill originated in Los Angeles and addresses the concerns regarding stores located in low income neighborhoods becoming the sites of criminal activities and drug dealing. Mr. Williams stated that he will try to find out more about this bill. It may be something that the Authority will want to support.

Commissioner Chuck reported that the Sunnydale Tenant Association is moving forward towards incorporation so that they can proceed with certain projects. He also stated that after sitting in on various tenant meetings that he is very much encouraged by how closely staff works with the tenants. He sees a very consistent representation of tenants at these meetings and gives staff a lot of credit for following through. Commissioner San Jule seconded Commissioner Chuck's comments and stated that she sees more cooperation now between tenants and staff than she can remember from all her years on the Commission.

8. REPORT OF COUNSEL:

Counsel Connie M. Perry stated that at the first meeting in April she will be making a report on the operations of the Legal Department. President Westbrook asked about the status of the request she made earlier regarding compiling the various policies that are in effect. Mr. Williams stated that it is being prepared and it is quite an extensive task.

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, President of PHTA, submitted and read the Report of PHTA Activities summarized as follows:

PHTA's Budget and Finance Committee has been diligently involved in negotiating for the 1984 quarterly budget.

PHTA has employed a van driver and a clerk typist.

PHTA has had guest speakers at their regularly scheduled meeting. They have informed PHTA members of tentatively scheduled workshops that will be conducted in the various communities. These workshops will be focusing on young people in the high risk group, 18-24, by training and preparing them to obtain employment.

On March 21, 1984 Mr. Evert Heynneman and Jim Williams attended their meeting and reviewed the Community Development Block Grant Program.

Mrs. McCormick stated that she only had one name at the present time for the NAHRO meeting. Mr. Williams stated that he was able to obtain two complimentary registrations for PHTA for the NAHRO conference and had asked Mrs. McCormick to give him the names.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

a) PRESENTATION FROM THE ARCHITECTS ON THE COLOR SCHEME FOR ROSA PARKS BUILDING:

Mr. Williams introduced Mr. Bob Marquis of Marquis and Associates who gave a presentation on the exterior painting of the Rosa Parks Building. Mr. Marquis introduced Ms. Gita Dev who is an associate of the firm and is the project architect on Rosa Parks. Ms. Dev stated that the efforts have been from the outset to transform this building functionally for the people who will live there and visually for the community. Because it started with the old "Pink Palace" image, changing the color and closing in the corridors will help to transform the building somewhat but it is still a large public housing building. Ms. Dev presented an artist rendering of the Rosa Parks Building and went over the color scheme. Miss Deborah Sussman, a color specialist from Los Angeles, worked very closely with Marquis on the color scheme. The basic color is a warm white. They are putting warm lively colors at the base which allows the person when they approach the building to relate to the building in scale. They are taking shades of white going into gray to give an emphasis to the center of the building. The effect is very subtle but it will help to demassify the building. Ms. Dev provided a color board showing the different colors. Mr. Marquis and Ms. Dev answered the questions and concerns raised by the Commissioners.

Miss Robinson stated that the invitation regarding the workshop on Rosa Parks has been mailed out. She hoped that the Commissioners will come and help the various committees in planning for Rosa Parks. The residents who left the old Pink Palace and are returning are going to be at the conference helping in the planning. Miss Robinson extended the invitation to the Commissioners to attend the workshop. The workshop will be held on Tuesday, April 17, 1984 at the University of San Francisco. SFHA, Fromme Institute and United Way are sponsors of the workshop.

b) STAFF REPORT ON VACANT UNIT PROGRAM

Mr. Williams stated that there are two parts to this report. A report from Mr. Dennis Guest, Director of Housing Management and a report from Mr. Tim Washington, Chief, Rehabilitation Branch.

Mr. Williams reported that the committee of three appointed by President Westbrook to look into this problem has met with the staff. Commissioners Fussell and Cook met with staff Monday, March 19, and Commissioner Cook went out and looked at some of the properties that the Authority has been working on in the vacant unit program.

Staff has provided some written materials on this report: "Housing Management Report and Rehabilitation Branch Vacate Report." Since the leasing of these units is the most critical of the two and contains more of the problems, Mr. Williams requested that Dennis Guest give his presentation first.

Mr. Guest went over his report in detail highlighting the main issues. He reviewed the figures in his report and provided some explanations for the fluctuations in the vacancy rate. One of the factors is the increase in move-outs. Some of the reasons for move outs are: 1) increase in evictions; 2) people moving out before eviction; 3) increase in senior move-outs; 4) residents moving to cooperative housing. The vacancy issue is not an across the board problem. A large percentage, 46%, of all vacancies are in four projects: Hayes Valley, Bernal, Plaza East and Potrero. Mr. Guest discussed the problems in those areas. A lenthy discussion followed between Mr. Guest and the Commissioners regarding the leasing of units, the application process and what can be done to correct the problems in the four areas.

Because of the lateness of the hour, the second part of the report, a Report from Mr. Tim Washington, was tabled until the next Commission meeting.

Visitors - Mr. Williams called on those visitors who wished to address the Commission.

12. ADJOURMENT:

There being no further business to come before the Commission, the meeting of March 22, 1984 was adjourned at 11:50 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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4/12/84

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

April 9, 1984

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PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, APRIL 12, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

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H65
#1
4/12/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 12, 1984 9:30 A.M., 440 TURK STREET, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Staff Report on Vacant Unit Program

11. NEW BUSINESS:

    (a) Resolution - Approving the Section 8 After-Care Operating Budget for the Period of July 1, 1984 through June 30, 1985

    (b) Family & Community Services Youth Coordinator Report

    (c) San Francisco Housing Authority's Legal Department Report Regarding Operations and Procedures

    (d) Appeal of Grievance Decision of Leonard Gee

12. ADJOURNMENT:

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

SF
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4/12/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 12, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 12, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT:	Elouise Westbrook, President Joan San Jule, Commissioner Preston Cook, Commissioner Betty Brooks, Commissioner Beatrice Patterson, Commissioner Reverend Harry Chuck, Commissioner (arrived 9:45)
ABSENT:	James Fussell, Jr. Vice President

A quorum was present.

ALSO PRESENT:	Carl L. Williams, Executive Director Connie M. Perry, Legal Counsel

2. VISITORS:

Frankie Gates
Bobbie Sanders
Roxie McCormick

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3. APPROVAL OF AGENDA:

Mr. Williams requested that the agenda be amended to remove the last item on the agenda: Appeal of Grievance Decision of Leonard Gee. Commissioner Cook moved to approve the agenda of April 12, 1984 as amended and Commissioner Brooks seconded the motion. The amended agenda of April 12, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of March 22, 1984 and Commissioner Brooks seconded the motion. The minutes of March 22, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams noted that invitations have been sent for the Rosa Parks Planning Conference to be held April 17, at the University of San Francisco. Mr. Williams encouraged the Commissioners to attend and participate. Commissioners San Jule and Patterson stated that they are planning to attend.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported that HUD has approved the office development and 89 housing units for the elderly for 440 Turk Street. Mr. Williams stated that he was very pleased with this approval which marked the first new development that the Authority has been involved in since 1974. He will keep the Commission apprised of the progress. Mr. Williams further reported that there is no word on the Aspen matter. President Westbrook has written Assistant Secretary Lindquist requesting that he move forward with the project. Copies of that letter have been distributed to the Commission. Mr. Williams stated that he does expect approval of the project. It is just taking longer than anticipated.

7. COMMITTEE REPORT:

Mr. Williams stated that the Tenant Relations and the Finance Committees have met since the last Commission meeting. The chairmen of these committees were not present at this time to give a report.

8. REPORT OF COUNSEL:

Counsel Connie Perry stated that the Legal Action Summary has been distributed to the Commission and asked if there were any questions. She stated that later in the meeting she has another report.

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, President of PHTA, read and submitted the Report of PHTA Activities summarized as follows:

PHTA participated in a successful food surplus distribution program.

On Wednesday, March 28, a meeting was held to discuss the possible relocation of PHTA. In attendance from Authority staff were, Carl Williams, Effie Robinson, and Jim Williams. Also in attendance were Al Levy and Leonard Fitzpatrick of Park and Recereation Department.

Mrs. McCormick thanked Mr. Williams for the two registrations for PHTA to the NAHRO workshop.

10. UNFINISHED BUSINESS:

Mr. Williams stated that the second part of the report regarding vacant units was held over to this meeting. This part is regarding the rehabilitation of vacant units. Mr. Tim Washington was present to give his report. Before introducing Mr. Washington, Mr. Williams called attention to two reports that had been distributed. One is the Vacant Unit Summary Report; the other is the Rehabilitation Branch Vacate Report which Mr. Washington will be reporting from. Mr. Williams noted that the Vacant Unit Summary Report shows that the total number of vacant units as of this month is down to 348. Mr. Williams stated that as far as he can recall this is the lowest that it has been. Mr. Williams was very pleased with the progress.

Mr. Washington reviewed the Rehabilitation Branch Vacate Report. As of April 12, 382 vacant units have been rehabbed. Mr. Williams noted that the comparison figures have been provided for in house work vs. outside contracting. Mr. Washington addressed the concerns and questions raised by the Commissioners. Commissioner Cook commended staff for the work on the vacant unit program. He asked that on the Summary Report that the figures for Yerba Buena Plaza East be separated from Yerba Buena Plaza West in order to keep better track of it.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2579

RESOLUTION APPROVING THE SECTION 8 AFTERCARE OPERATING BUDGET FOR THE PERIOD OF JULY 1, 1984 TO JUNE 30, 1985

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (hereinafter referred to as the "PHA" entered into a Section 8 Aftercare Annual Contributions Contract on March 1, 1978 (as amended), with the State of California's Department of Housing and Community Development (hereinafter referred to as "Government"); and

WHEREAS, the State of California Department of Housing and Community Development has established, July 1 through June 30 as the fiscal year for the Section 8 Aftercare Program; and

WHEREAS, there is attached hereto, marked "Exhibit A" the budget in appropriate form for the Section 8 Aftercare Program under Contract 632-A2-1 covering the fiscal operating period of July 1, 1984 to June 30, 1985; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operations of the PHA for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

(1) The Budget marked "Exhibit A" attached hereto, is hereby approved for submission to the HUD Area Office and the State of California of Housing and Community Development.

APPROVED AS TO FORM:

_____

Connie M. Perry, Legal Counsel

DATE: _____

Mr. Williams stated this resolution approves the Section 8 Aftercare Operating Budget. The Section 8 Aftercare program is a program of Section 8 assistance to the mentally disabled and the Authority is required to adopt an annual operating budget for that program. Currently there are 145 units in the program.

Commissioner Cook moved to adopt Resolution No. 2579 and Commissioner San Jule seconded the motion. Resolution No. 2579 was UNANIMOUSLY ADOPTED.

EXHIBIT A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM

ESTIMATE OF REQUIRED ANNUAL CONTRIBUTIONS

PROJECT NUMBER (1-12)
CA39-E112-001

TYPE OF LEASING METHOD (12) (Check one)
New Construction 1 —
Rehabilitation 2 —
Existing 3

NAME AND ADDRESS OF PUBLIC HOUSING AGENCY

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street
San Francisco, Ca. 94102

FY ENDING (13) 1985
(14) (Check one)
Mar 31 1 — Sep 30 3 —
Jun 30 2XX Dec 31 4

NUMBER OF DWELLING UNITS (15-18)
145

HUD FIELD OFFICE
ONE EMBARCADERO CENTER
SUITE 1600
SAN FRANCISCO, CA 94111

HUD REGIONAL OFFICE
450 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102

NUMBER OF UNIT MONTHS (19-24)
1740

CONTRACT NUMBER
HAP 623 A2-1

SUBMISSION (25)
— Original _ Revision
Revision No. _____

PART I – ESTIMATE OF ANNUAL HOUSING ASSISTANCE PAYMENTS REQUIRED (26)

(27-28)	(29)	(30-33)	(34-38)	(39-43)	(44-48)	(49-54)	(55-64)
LINE NO.	SIZE OF DWELLING UNITS (1)	NO. OF DWELLING UNITS (2)	MONTHLY GROSS RENT (3)	AMOUNT PAYABLE BY FAMILY TOWARD GROSS RENT (4)	MONTHLY HOUSING ASSISTANCE PAYMENTS (5)	UNIT MONTHS UNDER LEASE (6)	ANNUAL HOUSING ASSISTANCE PAYMENTS (7)
01	0	40	377	112	265	480	127,200
02	1	67	437	119	318	804	255,672
03	2	33	541	141	400	396	158,400
04	3	4	747	166	581	48	27,888
05	4	1	808	193	615	12	7,380
06							
07							
08							
09							
10	TOTAL 145					1,740	576,540

PART 2 – CALCULATION OF ADMINISTRATIVE FEE (26)

(27-28)	(29-34)		(35-39)	(40-44)	(45-54)
LINE NO.	BASIS	UNIT MONTHS (1)	HUD-APPROVED 2-BR FAIR MARKET RENT (2)	ALLOWABLE PERCENT (3)	ADMINISTRATIVE FEE (4)
01	PER-CENT	1740	541	7%	65,394
02	15.00	[redacted]			
03					

STATE OF CALIFORNIA HOUSING ASSISTANCE PROGRAM FOR THE DISABLED

FOR HCD USE ONLY

REQUISITION FOR PARTIAL PAYMENT OF ANNUAL CONTRIBUTIONS
HOUSING ASSISTANCE PAYMENTS PROGRAM
SECTION 8

Voucher Number

Date of Requisition 3/28/84 Fiscal Year Ending Date 6/30/85 For Quarter Ending 9/30/84

NAME AND ADDRESS OF PUBLIC HOUSING AGENCY (including zip code)
HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO
440 Turk Street San Francisco, CA 94102

ACC Contract No. HAP 623-A2-1
Project No. CA39-E112-001
No. of Months in Fiscal yr. 12
Type of Project:
[X] EXISTING [ ] NEW [ ] REHAB

DEPOSITARY BANK (Name, Address and Account Number)
California National Bank Account #1119-0003-1
601 Montgomery Street San Francisco, CA 94111

a. Number of Units Under Lease to Eligible Families as of Date of Requisition 133
b. Estimated Number of Units to be under Lease at End of Requested Quarter 145
c. Average Monthly Housing Assistance Payment Per Unit as of Date of Requisition 256

DESCRIPTION (1)	ESTIMATE OF REQUIRED ANNUAL CONTRIBUTION (2)	TOTAL COST INCURRED TO DATE (3)	ESTIMATED ADDITIONAL COST TO END OF REQUESTED QUARTER (4)	COST AT END OF QUARTER FUNDS REQUIRED (5)
PRELIMINARY ADMINISTRATIVE EXPENSE				
1. Preliminary Administrative Expense-Prior to ACC	-0-	-0-	[illegible]	-0-
2. Preliminary Administrative Expense-After ACC	-0-	-0-	-0-	-0-
3. Total Preliminiary Administrative Expense (lines 1 & 2)	-0-	-0-	-0-	-0-
HOUSING ASSISTANCE PAYMENTS				
4. Housing Assistance Payments	576,540	-0-	111,360	111,360
ADMINISTRATIVE FEE				
5. Total Administrative Fee Approved for fiscal year.	65,894			
6. Monthly Rate of Administrative Fee (Line 5 divided by number of months in fiscal yr.)	5,491			
7. Amount Previously Requisitioned for fiscal yr.				-0-
8. Estimated Additional Amount Required to end of Requested Quarter				16,473
9: Total Administrative Fee (Lines 7 & 8)				16,473
INDEPENDENT PUBLIC ACCOUNTANT AUDIT COSTS				
10 Total independent Public Accountant cost	-0-			-0-
AMOUNT OF THIS REQUISITION				
11. Total funds Required to End of Requested Quarter (Lines 3,4,9,10)				127,833
12. Total Partial Payments Approved for Fiscal yr. to Date				-0-
13. Partial Payment Requested (Line 11 minus Line 12)				127,833
METHOD OF PAYMENT	1ST INSTALLMENT	2ND INSTALLMENT	3RD INSTALLMENT	TOTAL INSTALLMENTS
14. Requested Installment Payments	42,611	42,611	42,611	127,833

I CERTIFY that housing assistance have been or will be made only with respect to units which: (1) are under lease by Families at the time such housing assistance payments are made except as otherwise provided in the Housing Assistance Payments Contracts and (2) the Housing Agency has within one year prior to the making of such housing assistance payments, adequately inspected or caused to be inspected (including inspection of grounds, facilities, and areas for the benefit and use of the families) to insure that decent, safe and sanitary housing accommodations are being provided; that all applicable provisions of the above numbered Contract have been compiled with by the Housing Agency; and that this requisition for annual contributions has been examined by me and to the best of my knowledge and belief is true, correct and complete.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
(Name of Public Housing Agency)

March 28, 1984
(Date)

DIRECTOR OF FINANCE
(Signature and Title of Official Authorized to Certify)

HCD OFFICE APPROVAL

(Signature and Title of Official Authorized to Approve)

(Date)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING ASSISTANCE PROGRAM

BUDGET

HOUSING AUTHORITY:
Housing Authority of the City
and County of San Francisco
440 Turk Street
San Francisco, California 94102

Contract No. HAP 623-A2-1
Fiscal Year: 7/1/84 - 6/30/85
Number of Units: 145
Number of Unit Months: 1740
Submission:
Original X Revision No:

MAXIMUM CONTRACT AMOUNT	PER LHA	MODIFICATIONS
1. Maximum Contract Amount	367,164	
2. Pro-Rata Maximum Contract Amount (Applicable to period less than 12 months)	-0-	
3. Maximum Annual Contract Amount for Fiscal Year (Line 1 plus 2)	367,164	
4. Project Account-Ballance at End of Current Fiscal Year-Estimated or Actual	99,087	
5. Total Annual Contract Amount Available (Line 3 plus 4)	466;251	
ESTIMATE OF REQUIRED CONTRACT AMOUNT		
6. Housing Assistance Payments (Form HUD-52672)	576,540	
7. Administrative Fee (Form HUD-52672, Part 2)	65,894	
INITIAL ESTIMATE		
8. Preliminary Administration-After ACC	-0-	
9. Total Annual Payment Required-Requested Year (Lines 6 through 8)	642,434	
10. Deficit at End of Current Year (Estimated or Actual)	-0-	
11. Total Annual Payment Required (Line 9 plus 10)	642,434	
12. Excess Project Account Balance at End of Requested Year (Line 5 minus Line 11)	(176,183)	
13. Provision for Project Account-Requested Fiscal Year-Increase(Decrease)(Line 12 minus Line 4)	(275,270)	
ANNUAL AUTHORITY		
14. Total Annual Payment Approved-Requested Fiscal Year (Line 11 plus Increase,if any, on Line 13)	642,434	
15. Source of Total Annual Payment-Requested Fiscal Year:		
a. Authorized (Line 3 or Line 14, whichever is lesser)	367,164	
b. Project Account (Line 14 minus Line 15a)	275,270	

Name & Title of Approving Official	Signature	Date:
Richard E. Koeritz DIRECTOR OF FINANCE		
Name & Title of HCD Approving Official	**Signature**	**Date:**

HCD-HAP 77111(Rev.)

(b) FAMILY AND COMMUNITY SERVICES YOUTH COORDINATOR REPORT

Mr. Williams stated that the Authority recognized that many of the young people who live in public housing are not the recipients of the various services and programs that are available to other young people in the city. The Authority has hired a Youth Coordinator, Ms. Marlene Kerry, to focus on some of these concerns.

Mr. Jim Williams, Director of Family and Community Services Department briefly addressed the Commission and stated that this program component operates out of his department. The report from the youth coordinator has been distributed to the Commission. Mr. Jim Williams introduced Ms. Marlene Kerry, youth coordinator.

Miss Kerry reviewed her report and went over the goals and objectives and the proposed work plan. A lenghthy discussion followed wherein several Commissions expressed their concerns regarding the magnitude of the plan. It was felt that though the objectives were very good, it was too much for one staff person to undertake. President Westbrook stated that she felt it was important to concentrate on the young children first. Mr. Williams stated that what the Authority is trying to do is to have someone on staff whose primary sole focus is to deal with the youth and to try and bring in the various resources available.

(c) LEGAL DEPARTMENT REPORT REGARDING OPERATIONS AND PROCEDURES

Mr. Williams stated that as indicated sometime ago Ms. Connie Perry, Legal Counsel, would be making a report on the operations of the Legal Counsel office. Ms. Perry has prepared a very comprehensive document outlining the operations of that department. In the future if there are any questions about how the Authority would handle a particular legal problem the document is formatted in a manner that it can be easily used for a reference. Updates will be made to the report.

President Westbrook commended Ms. Perry on the fine report. She stated that it was very informative and she enjoyed reading it. She praised legal counsel and her staff for the fantastic job and she hoped the other departments who deal with different policies would also make such a report.

Ms. Perry asked if anyone had any questions. She stated that copies will be made and distributed for use as a reference. She also introduced Ms. Faith Mitchell of her staff. The Commission and audience applauded Miss Perry for a job well done.

Other: Commissioner San Jule thanked the the Commission and staff for their expressions of sympathy regarding the death of her father two weeks ago. She expressed her appreciation for the lovely flowers received.

Visitors: Mr. Williams called on those visitors who wished to address the Commission.

12. ADJOURNMENT

There being no further business to come before the Commission, the meeting of April 12, 1984 was adjourned at 11:05 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

SF
465
#4
4/26/84

APRIL 20, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, APRIL 26, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

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SF
465
#1
4/26/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY April 26, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

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4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

Staff Report on Hunters Point Rehousing Efforts.

(a) Resolution - Resolution Authorizing Staff Persons to Attend a seminar "The 1984 Employer: A Legal and Practical Review of Employment Problems and Solutions" in Napa, California, May 17-18, 1984.

(b) Resolution - Resolution Authorizing Contract for Production of 1982-83 Annual Report.

(c) Resolution - Resolution of Appreciation to Officer Wilbert K. Battle.

Carl L. Williams
Secretary/Executive Director

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1/26/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 26, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 26, 1984 at 9:30 a.m. Due to the absence of both the President and Vice President, Commissioner San Jule moved to appoint Commissioner Cook Acting Temporary President to chair the meeting and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY APPROVED.

1. ROLL CALL:

The meeting was called to order by Commissioner Cook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT:	Joan San Jule, Commissioner Preston Cook, Commissioner Betty Brooks, Commissioner Beatrice Patterson, Commissioner
ABSENT:	Elouise Westbrook, President James Fussell, Jr. Vice President Reverend Harry Chuck, Commissioners

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

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Jimmie Mumphery
Kay Kardosky
Roxie McCormick
Betty Jones
Dorothy Davis
Dollie Smith
Ilene Raye Nicholson
Christine Neal
Dorothy Sims
Lillie Zinnerman

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of April 26, 1984 and Commissioner Brooks seconded the motion. The agenda of April 26, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Patterson moved to approve the minutes of April 12, 1984 and Commissioner Brooks seconded the motion. The minutes of April 12, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams noted that the Authority's response to the draft report of findings from the Inspector General's audit has been distributed to the Commission. The IG draft report was omitted but copies are being made and will be distributed to the Commission. The exit conference with the auditors is scheduled for Friday, April 27. Mr. Williams stated that he will keep the Commission apprised of the situation.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported that the Redevelopment Agency would like to have a joint meeting of the Commission of the Housing Authority and the Commission of the Redevelopment Agency regarding the Hunters Point Hill Study that was conducted by the staff of both agencies. The meeting is scheduled for Tuesday, May 1, 1984, at the Redevelopment Agency, 939 Ellis Street, San Francisco, at 4:00 p.m

7. COMMITTEE REPORT:

Commissioner Patterson gave a brief report on the Rosa Parks Planning Conference, April 17, that she attended. Also in attendance were Commissioners Brooks and San Jule.

8. REPORT OF COUNSEL:

none

9. TENANT REPRESENTATIVE REPORT:

Roxie McCormick, President of PHTA submitted the Report of PHTA Activities.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) STAFF REPORT ON HUNTERS POINT REHOUSING EFFORTS:

Mr. Williams called on Mr. Jim Williams, Director of Family and Community Services, who reviewed the Hunters Point Rehousing Summary Report that was previously distributed to the Commission.

Mr. Jim Williams stated that rehousing activities began in 1976 when under the TPP Program the Authority started the rehabilitation of buildings in the Hunters Point area. The families that were moved out were issued certificates. To date, the families who wished to return to Hunters Point, have been rehoused. Mr. Williams went over the report, which covered three areas where the rehabilitation work has been completed.

(b) RESOLUTION NO. 2580

RESOLUTION AUTHORIZING STAFFPERSONS TO ATTEND A SEMINAR: "THE 1984 EMPLOYER: A LEGAL AND PRACTICAL REVIEW OF EMPLOYMENT PROBLEMS AND SOLUTIONS," MAY 17-18, 1984 IN NAPA, CALIFORNIA

* *

WHEREAS, a seminar is being held in Napa Valley, California on May 17 and May 18; and

WHEREAS, said seminar deals with employment problems and their solutions; and

WHEREAS, it would be beneficial for the San Francisco Housing Authority Legal Counsel, Chief Labor Negotiator and Director of Personnel to attend said seminar;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

(1) The San Francisco Housing Authority Legal Counsel, Chief Labor Negotiator and Director of Personnel are authorized to travel to Napa Valley, California, May 17 and May 18 to attend a seminar entitled, "The 1984 Employer: A Legal and Practical Review of Employment Problems and their Solutions."

(2) This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATE: _____

Mr. Williams stated that this resolution authorizes the legal counsel, chief labor negotiator and Director of Personnel to attend a seminar that is being put on by the law firm of Littler, Mendelsohn, Fastiff & Tichy in Napa Valley, California. This seminar will deal with employment problems and solutions. The three staff persons attending will be conducting a seminar for Authority managers, assistant managers and supervisors.

Commissioner Patterson moved to approve Resolution No. 2580 and Commissioner Brooks seconded the motion. Resolution No. 2580 was UNANIMOUSLY APPROVED.

(c) RESOLUTION NO. 2581

RESOLUTION AUTHORIZING A CONTRACT WITH
NAOMI GRAY ASSOCIATES, INC. FOR THE PRODUCTION
AND PREPARATION OF THE 1982-83 ANNUAL REPORT
* *

WHEREAS, the San Francisco Housing Authority wishes to publish an annual report for the period 1982-83; and

WHEREAS, the staff of the San Francisco Housing Authority has received and reviewed proposals from four (4) firms regarding the production and preparation of the annual report; and

WHEREAS, the staff recommends that the firm of Naomi Gray Associates, Inc. be awarded the contract to prepare the annual report.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The Executive Director is authorized to enter into a contract with Naomi Gray Associates, Inc. for the production and preparation of the San Francisco Housing Authority's 1982-83 Annual Report.

2) This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

Date:_____

Mr. Williams stated that the preparation and production of the annual report by in house staff has been a time consuming and expensive process. Also, the staff person that coordinated it last year, Mr. Wil Ussery, is temporarily on leave away from the Authority. The Authority conducted solicitations from interested firms and organizations. Among those was a bid from Ms. Naomi Gray who submitted the most responsible, lowest bid. This resolution authorizes the contract with Naomi Gray Associates, Inc. to do the annual report.

Commissioner San Jule moved to approve Resolution No. 2581 and Commissioner Brooks seconded the motion. Resolution No. 2581 was UNANIMOUSLY APPROVED.

(d) RESOLUTION NO. 2582

RESOLUTION OF APPRECIATION TO OFFICER WILBERT K. BATTLE
* *

WHEREAS, Officer Wilbert K. Battle was assigned to the San Francisco Housing Authority in October 1979 to coordinate the crime prevention program in the Authority's North Beach Project; and

WHEREAS, Officer Battle did an outstanding job in developing crime prevention strategies in the North Beach Project; and

WHEREAS, Officer Battle continued to assist the San Francisco Housing Authority in its efforts to reduce crime after the conclusion of the North Beach program; and

WHEREAS, Officer Battle has made a valuable contribution to the Authority's overall effort to develop crime prevention measures in all of its projects; and

WHEREAS, on April 27, 1984 Officer Battle will return to his assignment at the San Francisco Police Department;

NOW, THEREFORE, BE IT RESOLVED: that the Commission of the San Francisco Housing Authority extends its deep appreciation to Officer Wilbert K. Battle for his excellent services to the residents of San Francisco public housing.

Mr. Williams stated that Officer Wil Battle has been on loan from the San Francisco Police Department to the Authority since 1979. He began as coordinator of the anti-crime program in the North Beach project. He did an excellent job there and on conclusion of that project he continued with the Authority dealing with a number of areas in the crime prevention program. He has done an excellent job working with the tenants in all the projects in trying to help bring about crime prevention programs. He will be returning to the SFPD on April 27. Mr. Williams presented Officer Battle the resolution of appreciation. The Commission and audience applauded Officer Battle and commended him for a job well done.

Officer Battle thanked the Commission for the resolution and stressed the importance of cooperation between the staff, Commission, tenants and the police in order to have an effective crime prevention program.

Commissioner San Jule moved to approve Resolution No. 2582 and Commissioner Brooks seconded the motion. Resolution No. 2582 was UNANIMOUSLY APPROVED.

Other - Commissioner Brooks briefly reported that there was a youth council meeting in Potrero Hill, Wednesday, April 25. The youth turned out in large numbers--there were approximately 60-65 in attendance. The youth were concerned, and ready and willing to work with Ms. Marlene Kerry, Youth Coordinator, who called the meeting. Commissioner Brooks stated that she felt more staff support was needed at the meeting.

Visitors - Commissioner Cook called on those visitors who wished to address the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of April 26, 1984 was adjourned at 11:00 a.m.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

PRESTON COOK, Acting President

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

May 7, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, MAY 10, 1984 AT 440 TURK STREET, SAN FRANCISCO CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY May 10, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

1. ROLL CALL:

Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan M. San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Staff Presentation of Hunters Point Hill Study.

(b) Resolution - Resolution Authorizing the Executive Director to Enter into a Modification of Contract of January 3, 1984 with Touche Ross & Company and Ferguson, Moore-head & Company, a Joint Venture, to Provide Additional Audit Services.

(c) Resolution - Resolution Authorizing the Housing Authority of the City and County of San Francisco to Enter into a General Depositary Agreement with the Imperial Bank.

(d) Resolution - Resolution Amending Resolution No. 1656 which Authorizes Sale, Issuance and Delivery of Project Notes.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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#3
5/10/84

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, May 10, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 10, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT:	Elouise Westbrook, President James Fussell, Jr., Vice President Preston Cook, Commissioner Betty Brooks, Commissioner Beatrice Patterson, Commissioner Reverend Harry Chuck, Commissioner
ABSENT:	Joan San Jule, Commissioner

A quorum was present.

ALSO PRESENT:	Carl L. Williams, Executive Director

2. VISITORS:

Jimmie Mumphery
Louise Hall
Dorothy Sims
Cleola Richardson
Mary Hubbard
Dollie Smith
Christine Neal

3. APPROVAL OF AGENDA:

Commissioner Cook moved to approve the agenda of May 10, 1984 and Commissioner Brooks seconded the motion. The agenda of May 10, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of April 26, 1984 and Commissioner Brooks seconded the motion. The minutes of April 26, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to the following matters:

1) a copy of the letter from Mayor Feinstein regarding the latest performance by the Authority under the MBO program. has been distributed to the Commission. The Mayor is pleased with the Authority's progress.

2) The latest Vacate Summary Report has been distributed. Vacates are down to 321.

3) The information requested by the Finance Committee from Mr. Koeritz will be distributed to the Commission.

6. REPORT OF SECRETARY:

NONE

President Westbrook acknowledged the presence of the Director of the Redevelopment Agency, Mr. Wilbur Hamilton, and other staff people from the agency. President Westbrook requested, in the interest of time, that the first item under new business, Hunters Point Hill Study, be presented at this time.

HUNTERS POINT HILL STUDY:

Mr. Williams stated that at the direction of the Commission the staff of the Authority and the staff of the Redevelopment Agency has been conducting a study of the Hunters Point Hill area. The purpose of the study was to explore areas of common interest for future development of the Hunters Point Community. A presentation of the Hunters Point Hill Study was made to the Commission of the Redevelopment Agency on June 1. Since, some of the Housing Authority Commissioners were not able to attend, another presentation was being made at this time. Mr. Williams called on Mr. Evert Heynneman, Chief of Planning, to proceed with the report.

Mr. Heynneman went over the Executive Summary of the Hunters Point Hill Study that was distributed earlier. He stated that following a survey of the existing vacant, underutilized land, the staff identified seven large parcels, which when fully developed will have essential impact on the existing community. With the aid of Mr. Tanguanquio of the Redevelopment Agency, he reviewed the map identifying these areas. Artist renderings of proposed plans for the various sites were also presented and reviewed. Mr. Heynneman stated that citizen participation in the study was important and acknowledged the presence of Ocie Rogers and Dollie Smith and thanked them for their involvement. Mr. Heynneman called on Mr. Thomas Conrad of the Redevelopment Agency who reviewed the implementation recommendations.

Mr. Williams called on Mr. Hamilton, Director of Redevelopment Agency, who briefly addressed the Commission. President Westbrook voiced her concerns regarding promising jobs to people in the community that as earlier experience has shown will not necessarily materialize. Overall, the Commission expressed their support of the proposed plans. No Commission action was required or taken at this time.

President Westbrook thanked the staff of the Redevelopment Agency for taking the time to come and present the report. She stated that the presentation was very interesting and informative and expressed her support for the plan.

7. COMMITTEE REPORT:

Finance Committee - Commissioner Cook stated that the Finance Committee met Tuesday, May 8. Two items under new business were discussed and adoption of the resolutions is recommended.

Tenant Relations Committee - Commissioner Chuck announced that the next meeting of the Tenant Relations Committee will be Monday, May 14, 10:30 at 440 Turk Street.

8. REPORT OF COUNSEL:

none

9. TENANT REPRESENTATIVE REPORT:

Ilene Nicholson of Alemany provided a brief report of PHTA activities:

1) PHTA will be holding its elections next month.

2) PHTA is also working on finding alternative sites for PHTA offices.

President Westbrook stressed the importance of having a written report from PHTA to the Commission at each meeting.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2583

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MODIFICATION OF CONTRACT OF JANUARY 3, 1984 WITH TOUCHE ROSS & CO. AND FERGUSON, MOOREHEAD & CO., A JOINT VENTURE, TO PROVIDE ADDITIONAL AUDITING SERVICES

* *

WHEREAS, The San Francisco Housing Authority has entered into an Annual Contributions Contract with the Department of Housing and Urban Development for its Low Rent Grant No. SF-255, Section 23 Grant No. 268 and Section 8 Grant No. SF-618; and

WHEREAS, The U. S. Department of Housing and Urban Development requires that biennial audits be made on the accounts and records of any organization receiving such grants; and

WHEREAS, On October 13, 1983, the San Francisco Housing Authority Commissioners by Resolution No. 2551 awarded Touche Ross & Co. and Ferguson, Moorehead & Co., a joint venture, a contract to perform an audit of the San Francisco Housing Authority's Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618 for the period of October 1, 1981 to September 30, 1983, in the amount of $50,000; and

WHEREAS, on January 3, 1984, the Authority submitted to HUD Area Office Cost Certificates on those grants where the work programs had been completed and funds expended; and

WHEREAS, the Public Housing Comprehensive Improvement Assistance Program Handbook 7485.1 Revised, requires that these grant funds be included with the regularly scheduled PHA audit; and

WHEREAS, due to the materiality of the interfund activity between all funds and the Revolving Fund, the Revolving Fund requires auditing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. A contract amendment in the amount not to exceed $37,000 be awarded to Touche Ross & Co. and Ferguson, Moorehead & Co., a joint venture, because of the changing of the scope of services to be included in the contract, and

2. The Secretary/Executive Director is authorized and directed to execute the above-named contract amendment on behalf of the Housing Authority.

APPROVED AS TO FORM:

_____

Connie M. Perry, Legal Counsel

DATE: _____

Mr. Williams stated that this resolution authorizes a modification of the contract with Touche Ross & Co. and Ferguson Moorehead & Co. to provide additional auditing services not included in the original contract. He noted that work on the original contract has been completed and within the allocated amount.

Vice President Fussell moved to adopt Resolution No. 2583 and Commissioner Brooks seconded the motion. Resolution No. 2583 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2584

RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO ENTER INTO A GENERAL DEPOSITARY AGREEMENT WITH IMPERIAL BANK

* *

WHEREAS, the Housing Authority of the City and County of San Francisco has a General Depositary Agreement with the Bank of America dated March 11, 1976; and

WHEREAS, the Bank of America is unable to provide the types of accounts needed by the Authority to earn sufficient interest income to be in compliance with HUD Low Income Housing Financial Management Handbook 7475.1; and

WHEREAS, the Imperial Bank is able and willing to provide the types of accounts needed by the Authority to be in compliance with HUD requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

(1) the President and the Secretary are authorized to execute a General Depositary Agreement with Imperial Bank and

(2) the General Depositary Agreement and other documents with the Bank of America be terminated as soon as feasible but no later than June 30, 1984.

APPROVED AS TO FORM:

Connie M. Perry

CONNIE M. PERRY, Legal Counsel

Date: May 4, 1984

Mr. Williams stated that this resolution authorizes the Authority to enter into a general depositary agreement with the Imperial Bank so that the Authority can realize a better investment income.

Commissioner Chuck moved to approve Resolution No. 2584 and Commissioner Brooks seconded the motion. Resolution No. 2584 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2585

RESOLUTION AMENDING RESOLUTION 1656 WHICH AUTHORIZES THE SALE, ISSUANCE AND DELIVERY OF PROJECT NOTES AND THE EXECUTION OF REQUISITION AGREEMENTS

* *

WHEREAS, Resolution 1656 authorizes the San Francisco Housing Authority to act as the Issuing Agent for project notes on behalf of a group of housing authorities;

WHEREAS, the Issuing Agent is responsible for executing project notes pursuant to a "Financing Agreement" entered into by the above mentioned housing authorities;

WHEREAS, California State Law, in particular Health and Safety Code Section 34356 provides that project notes shall be valid if they contain two (2) facsimile signatures;

NOW, THEREFORE, BE IT RESOLVED THAT RESOLUTION 1656 SECTION VI IS AMENDED TO READ AS FOLLOWS:

1. "Each Project Note issued pursuant hereto shall be executed in the name of the Issuing Agent by the manual or facsimile signature of the Chairman or Vice Chairman and the Secretary of the Issuing Agent is authorized to cause the seal of the Issuing Agent to be impressed, imprinted or reproduced thereon and to attest such sealing, by 'manual or facsimile signature,' and the aforesaid officers shall take all other actions necessary to complete delivery of any Project Notes which may be awarded."

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Counsel

DATE: _____

Mr. Williams stated that this resolution will amend Resolution No. 1656 and will allow the use of a facsimile signature of the executive director on the project notes. Previously the project notes had to be signed by hand which was quite time consuming.

Vice President Fussell moved to adopt Resolution No. 2585 and Commissioner Brooks seconded the motion. Resolution No. 2585 was UNANIMOUSLY ADOPTED.

Other - President Westbrook noted that there will be a Commissioner Training Seminar, May 19-20, in Reno, Nevada, sponsored by the Pacific Southwest Regional Council of NAHRO. She stated that one of the staff persons from the Authority will be participating in a workshop and asked if any Commissioners were interested in attending. Commissioners Brooks and Patterson expressed their interest.

Vice President Fussell moved that staff and interested Commissioners be authorized to attend the Commissioner Training Seminar, May 19-20, 1984, sponsored by the Pacific Southwest Regional Council of NAHRO and Commissioner Cook seconded the motion. The motion was UNANIMOUSLY ADOPTED.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of May 10, 1984 was adjourned at 11:00 a.m.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

ELOUISE WESTBROOK, President

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#4
5/24/84

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

may 18, 1984

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PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, MAY 24, 1984 AT 440 TURK STREET, SAN FRANCISCO CALIFORNIA

****

THE ANNUAL MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:30 A.M., THURSDAY, MAY 24, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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ANNUAL AND REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY May 24, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:
   Reappointment of Commissioner Elouise Westbrook

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing Award of Contract for Construction of five (5) dumpster enclosures at the Alemany Development, Cal. 1-16.

   (b) Resolution - Resolution Approving Lease of Space at North Beach, Cal.1-11, to the North Beach Tenants Association for Use as a Laundry Facility.

   Annual Meeting - Election of President and Vice President

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

SF
H65
#3
5/24/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular and Annual Meeting Held:
Thursday, May 24, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 24, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT:
Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner
(arrived 9:50)

A quorum was present.

ALSO PRESENT:
Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Jewel Green, Hunters View
Marjorie L. Thomas, Sr. Citizen Citywide Council
Ursula Anderson, Sr. Citizen Citywide Council
Geraldine McCowan, Sunnydale
Lucille Jackson, Sunnydale
Mary Hubbard, Alice Griffith
Dorothy Sims, Sunnydale
Annie Mae Rose, Sunnydale
Queen Esther Pitre, Sunnydale
Louise Hall, Alice Griffith
Bernice Baker, Sunnydale
Roxie McCormick, PHTA & Sunnydale
Kay Kardosky, PHTA & Sunnydale
Christine Neal, Alice Griffith
Sarah Owens, Hunters View
Salatha Thomas, Hunters Point
Lillie Zinnerman, HUD

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3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of May 24, 1984 and Vice President Fussell seconded the motion. The agenda of May 24, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of May 10, 1984 and Commissioner Brooks seconded the motion. The minutes of May 10, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Reappointment of Commissioner Westbrook:

Mr. Williams stated that the Mayor has reappointed Elouise Westbrook to the Housing Authority Commission. The papers relating to the reappointment have been received from the Mayor's office.

Vice President Fussell moved that the documents be accepted and filed and moved approval of the seating of President Westbrook to the Commission. Commissioner San Jule seconded the motion. The motion was UNANIMOUSLY APPROVED.

7. COMMITTEE REPORT:

none

8. REPORT OF COUNSEL:

Counsel Perry stated that the Legal Action Summary Report for April has been submitted and asked if there were any questions.

9. TENANT REPRESENTATIVE REPORT:

The Report of PHTA Activities had been submitted to the Commission.

Mr. Williams clarified an item on the report referring to the matter of the relocation of PHTA offices. Staff has been working with a committee of PHTA looking at other possible sites. If PHTA is willing to accept an alternative location, the Authority is committed to making the necessary repairs so that the site will be suitable for their needs. With the opening of Rosa Parks Senior Apartments, the senior programs at 1111 Buchanan will be expanding. Mr. Williams also stated that in his opinion PHTA's current office is adequate for the organization.

Vice President Fussell asked that the Tenant Relations Committee review this matter before a final decision is made if for some reason staff and PHTA cannot amicably resolve it.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2586

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR CONSTRUCTION OF FIVE DUMPSTER ENCLOSURES AT THE ALEMANY DEVELOPMENT, CAL 1-16
* *

WHEREAS, on April 5, 1984, this Authority advertised for bids for the construction of five dumpster enclosures at the Alemany Project, Cal 1-16;

WHEREAS, on April 26, 1984, the following bids were received for the work, publicly opened and read aloud:

C & L Construction Co., Inc.	$11,300.00
Phoenix Simpton Co.	$14,161.00
Slater Construction & Design Co.	$16,050.00
Nibbi-Lowe Construction Co.	$18,628.00
Fordham Park Construction Co.	$19,600.00
Quinlan Company	$28,000.00

WHEREAS, The Authority has evaluated the bids, and determined that funds are provided in the amount of $17,500.00 on the 1984 Low Rent Program budget as a line item for this project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the work be awarded to C & L Construction Co., Inc. in the amount of $11,300.00.

II. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and is directed to execute a contract with the abovementioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the awarding of a contract for the construction of five dumpster enclosures in the Alemany project

Commissioner Cook moved to adopt Resolution No. 2586 and Commissioner Brooks seconded the motion. Resolution No. 2586 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2587

RESOLUTION APPROVING LEASE OF SPACE AT NORTH BEACH, CAL 1-11, TO THE NORTH BEACH TENANTS ASSOCIATION FOR USE AS A LAUNDRY FACILITY

* *

WHEREAS, the North Beach Tenant Association (NBTA) applied for and received $40,000.00 from the San Francisco CDBG for Jobs Program; and

WHEREAS, these funds are intended to purchase or lease washers and dryers; remodel the former community space in said project into a laundry facility; and

WHEREAS, the NBTA intends to manage and operate these laundry facilities exclusively for the tenants of the North Beach projects; and

WHEREAS, the profit generated from this operation will benefit the North Beach Tenants through a variety of social programs; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco supports such venture;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Commission of the Housing Authority of the City and County of San Francisco approves the lease (which by reference will be attached to this resolution) of the space indicated in the lease, to the North Beach Tenant Association for the use of a laundry facility.

2. That the Executive Director is hereby authorized to execute and monitor this contract.

APPROVED AS TO FORM:

_____
Counsel

Date:_____

Mr. Williams stated that this resolution approves the lease of space at North Beach with the North Beach Tenants Association to be used for laundry facilities. The North Beach Tenants Association had obtained funding from the CDBG program for the purchase of various laundry equipment. A similar program was approved for the Ping Yuen Tenants Association.

Commissioner Cook moved to adopt Resolution No. 2587 and Commissioner Brooks seconded the motion. Resolution No. 2587 was UNANIMOUSLY ADOPTED.

LEASE AGREEMENT
BETWEEN THE
SAN FRANCISCO HOUSING AUTHORITY
AND
NORTH BEACH TENANT ASSOCIATION

In consideration of the rents and covenants herein set forth, the San Francisco Housing Housing Authority (the "Landlord") hereby leases to the North Beach Tenant Association (the "Tenant"), the space as indicated on Exhibits A & B, formerly used as Project Office and Community Space at 660 Francisco Street, San Francisco. This space, which measures approximately 27 feet by 27 feet containing approximately 730 square feet, is leased to the Tenant upon the following conditions:

1. THE INTENT: The intent of this Agreement is to provide a needed laundry facility for the North Beach Public Housing Project Tenants, operated by the Tenants, for the Tenants of the project. The proceeds of this venture is primarily to support the activities the North Beach Tenants wish their organization to pursue.

2. LEASE TERM: Commencing with the date of this Agreement, the Term of this lease is Five (5) years with options to renew in 5 year increments.

   The Tenant shall notify the Landlord in writing, 90 days prior to the expiration of any lease period, their intent to renew the lease or not. Such renewal shall not be effective unless and until the Landlord accepts said renewal in writing.

   The Tenant shall pay One Dollar ($1.00) per annum, payable January 15th of each year. Rent and utility cost payments shall be mailed to the Landlord, per the attention of the "Director of Finance".

   The Tenant shall not sub-lease the premises without the written approval of the Landlord.

3. ADDRESSES: For general and specific communications between the parties of this Agreement, the following addresses shall be used:

   LANDLORD: San Francisco Housing Authority
   440 Turk Street
   San Francisco, CA. 94102

   TENANT: North Beach Tenant Association
   Community Room
   600 Francisco Street
   San Francisco, CA. 94133.

4. UTILITY COST: The Tenant shall pay for gas and electricity to operate the laundry equipment. This amount shall be based upon the actual utility consumption of the washers and dryers, for which a unit price shall be negotiated. See Exhibit #C. This amount shall be adjusted every anniversary date of this Agreement, commensurate with the actual utility cost at that time.

5. USE OF PREMISES: The Tenant shall use and operate the premises as a laundry facility for the exclusive use of the North Beach Public Housing residents. The Tenant shall maintain the premises in a clean condition. Tenant or Concessionaire selected by the Tenant, shall be responsible for the installation and maintenance of all laundry equipment in compliance with all applicable codes, as per Landlord approval, which shall not be unreasonably withheld. The Landlord shall maintain the premises in a condition which would allow the operation of a Laundry Facility.

6. INSURANCE:

A. Tenant covenants with Landlord that Landlord shall not be liable for any damage or liability of any kind or for any injury to or death of persons, or damage to property of Tenant or any other person occurring from and after substantial completion of the premises, from any cause whatsoever, by reason of the use, occupancy and enjoyment of the premises by Tenant or any person thereon or holding under Tenant, and that Tenant will indemnify and save Landlord harmless from all liability whatsoever, on account of any such real or claimed damage or injury and from all liens, claims and demands arising out of the use of the premises and its facilities, or any repairs or alterations which Tenant may make upon said premises, but Tenant shall not be liable for damage or injury occasioned by the negligence of Landlord or its designated agents, servants or employees, unless covered by insurance Tenant is required to provide. This obligation to idemnify shall include reasonable attorneys' fees and investigative costs and all other reasonable costs, expenses and liabilities from the first notice that any claim or demand is to be made or may be made.

B. Tenant further covenants and agrees that from and after substantial completion of the premises, Tenant will carry and maintain, at its sole cost and expense, the following types of insurance, in the amounts specified, and in the form hereinafter provided for: The NETA shall procure a comprehensive liability insurance policy in the amount of $1,000,000.00 covering all bodily injury and property damage arising out of the utilization of subject laundry spaces. The Landlord shall be named as additional insured with respect to liabilities arising out of the NBTA performance under this Agreement. Said policy shall contain a provision that makes the policy primary with respect to the Landlord regardless of other insurance or re-insurance available to the Landlord.

7. ENTRY OF PREMISES: The Tenant agrees to permit the Landlord to enter the premises at all times, without notice, to deal with emergencies. For all other occasions, the Landlord shall coordinate entry into the premises with the Tenant.

8. EMPLOYMENT: Any jobs created by the operation of the laundry facility, shall be first offered to the residents of the North Beach Public Housing Project, unless prohibited by Law.

9. TERMINATION:

A. By Tenant: The Tenant may terminate this Agreement by providing the Landlord with a written notice, 90 days prior to the expiration of the original 5-year Lease , and/or any subsequent 5-year lease increments.

The Tenant agrees to surrender to the Landlord the premises in original condition, or with the approved modifications in good condition, except for ordinary wear and tear. The Tenant agrees to remove all its personal property, which may or may not include the washers and dryers. This is subject to negotiations between the Landlord and the Tenant.

B. By Landlord: The Landlord amy terminate this Agreement under the following conditions:

Failure on the part of the Tenant to comply with the provisions and intent of this Agreement. Such termination takes effect, if the Tenant fails to attempt correcting the conditions of non-compliance within 30 days from written directions of the Landlord.

Abandonment and vacating of the premises by Tenant for longer than thirty (30) consecutive days.

If during the term of an effective lease period it is determined by the Landlord that subject space would serve the North Beach Public Housing Residents better as a Management space, the Landlord shall, in cooperation with the Tenant, find a comparable space for the laundry facility. The Landlord shall bear the cost of improving the said facility before the relocation takes place, which caost also shall be borne by the Landlord.

10. SPECIAL CONDITION: Exhibit D to this Agreement stipulates lease provisions as required by the San Francisco's Mayor's Office of Housing and Community Development and is made a part of this Agreement by attachment or reference thereto.

NORTH BEACH TENANT ASSOCIATION

By Hope Halikias
President

SAN FRANCISCO HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

By _____
Executive Director

APPROVED AS TO FORM:

_____
SFHA General Counsel

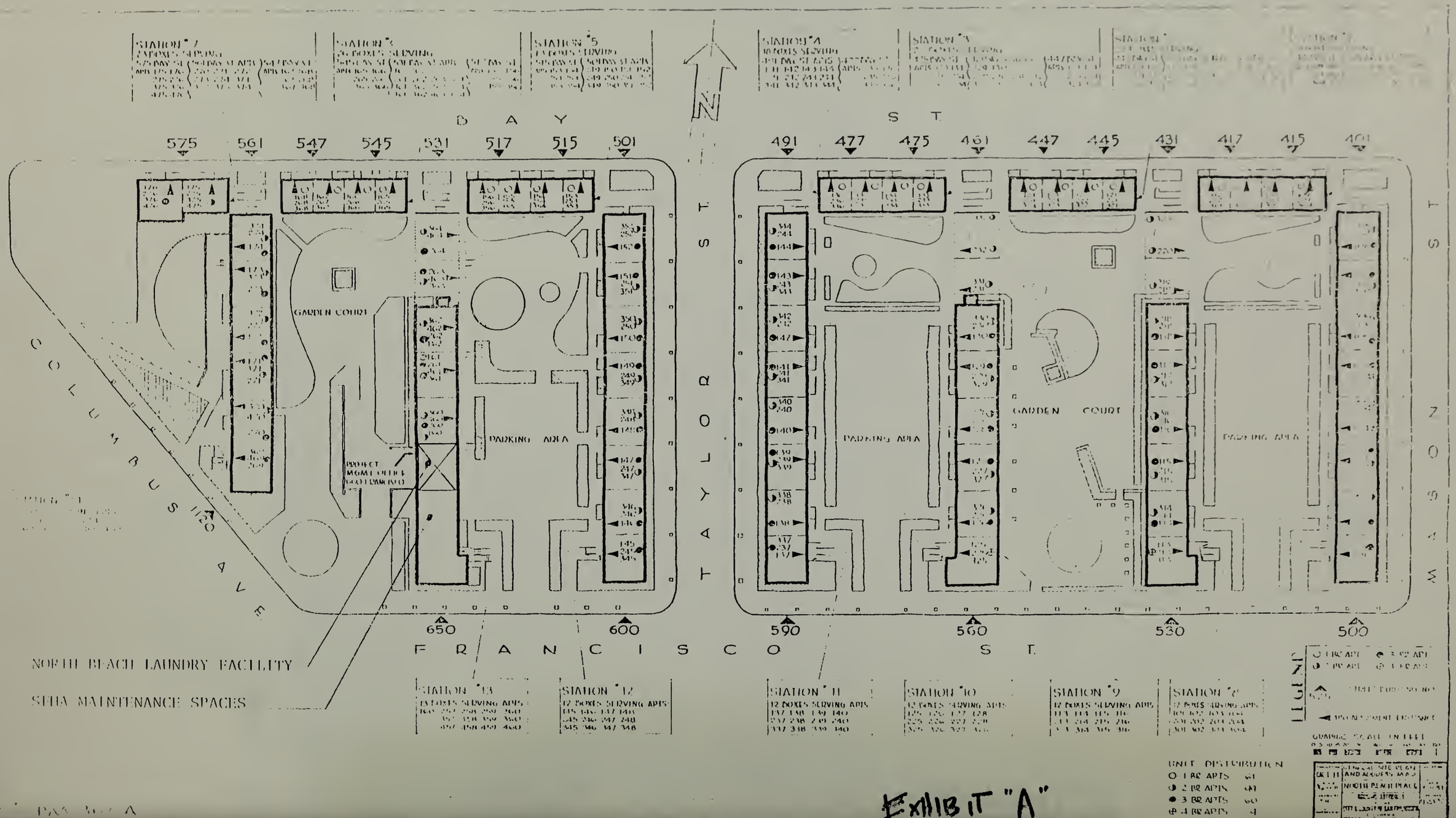
DAY
575
561
547
545
531
517
515
501
GARDEN COURT
PARKING AREA
PROJECT MGMT OFFICE (NOT PARKING)
COLUMBUS AVENUE
TAYLOR ST.
491
477
475
461
447
445
431
417
415
401
GARDEN COURT
PARKING AREA
PARKING AREA
650
600
590
560
530
500
FRANCISCO
ST.
ST
JONES
NORTH BEACH LAUNDRY FACILITY
SFHA MAINTENANCE SPACES
STATION "7"
STATION "6"
STATION "5"
STATION "4"
STATION "3"
STATION "2"
STATION "13"
STATION "12"
STATION "11"
STATION "10"
STATION "9"
STATION "8"
LEGEND
UNIT DISTRIBUTION
0-1 BR APTS 61
2 BR APTS 97
3 BR APTS 60
4 BR APTS 4
TOTAL 224 APTS

EXHIBIT "A"

EXHIBIT B.

[illegible]

of the

Lease Agreement between the

SFHA & NBTA (TENANT)

May 1984

The Tenant shall pay monthly utility charges which are based upon operational cost per load for washers and dryers:

WASHERS

Average utility costs (water, gas, electric) to operate a washer is $0.21 per load.

DRYERS

Average utility cost (gas/electric) to operate a dryer is $0.14 per load.

The Tenant shall provide the SFHA in the first week of every month with an accounting of the number of tokens sold for washers and dryers, and shall pay the SFHA:

- $0.21 for each token sold for the washers and
- $0.14 for each token sold for the dryers.

The $1.00 rental charge for the space is due in the month of January of each year.

All financial transactions shall be made and forwarded to:

Director of Finance
San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

EXHIBIT C

ADDENDUM #1

TO THE LEASE AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE PING YUEN RESIDENT IMPROVEMENT ASSOCIATION.

Lessee hereby acknowledges and agrees that the purpose of this Lease is to provide service facilities for persons of low or moderate income as defined by the United States Department of Housing and Urban Development (HUD). Lessor and Lessee acknowledge that proposed improvements to such facilities are funded in whole or in part under a 1983 Grant Agreement between the Lessee and the City and County of San Francisco.

Lessor and Lessee hereby agree that the City represented by the Mayor's Office of Housing and Community Development is hereby empowered by the parties exercisable at the discretion of the City upon the default of Lessee, which said rights shall be enforceable in law, equity, or both. The rights of the Lessee shall be the following:

Upon the default of the Lessee under this Lease the City is empowered, at its discretion, to either assume the duties of the Lessee hereunder or to substitute another nonprofit corporation which shall assume the duties of the Lessee. In the event the City decides to exercise its rights under this provision and should the City find it desireable or necessary to substitute another nonprofit corporation, the nonprofit corporation so selected shall be approved by Lessor, which said approval shall not be unreasonably withheld.

EXHIBIT D

ANNUAL MEETING:

Mr. Williams stated that under the by-laws, the required action at the annual meeting is the election of the president and vice president. President Westbrook announced that the floor was open for nominations.

Vice President Fussell moved to reelect Elouise Westbrook to the office of president for the coming year, recognizing that she has done an outstanding job representing the Commission, the tenants and the Mayor in public housing issues during the previous year. Commissioner Brooks seconded the motion. Commissioner Chuck amended the motion to read that a unanimous ballot be cast. Commissioner Westbrook was elected president of the Commission by UNANIMOUS VOTE.

Commissioner San Jule moved to reelect James (Chip) Fussell to the office of vice-president for the coming year. Commissioner Chuck seconded the motion. Commissioner Fussell was elected vice president of the Commission by UNANIMOUS VOTE.

On behalf of staff, Mr. Williams congratulated President Westbrook and Vice President Fussell on their election to office. He stated that he looked forward to another productive year.

Visitors - Mr. Williams called on those visitors who filled out cards wishing to address the Commission.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of May 24, 1984 was adjourned at 10:15 a.m.

_____
ELOUISE WESTBROOK, President

_____
CARL L. WILLIAMS
Secretary/Executive Director

SF
265
4
14/84

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

JUNE 8, 1984

DOCUMENTS DEPT.
JUN 15 1984
SAN FRANCISCO
PUBLIC LIBRARY

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, JUNE 14, 1984 AT 440 TURK STREET, SAN FRANCISCO CALIFORNIA.

Carl L. Williams

CLW:b

SF
H65
no. 1
6/14/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY June 14, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

DOCUMENTS DEPT.
JUN 15 1984
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Approving Budget Revision No. 1 for the Period October 1, 1983 to September 30, 1984 Covering Low Rent Housing Program Under Contract SF-255.

   (b) Resolution - Resolution Approving 1985 Community Development Program for San Francisco Housing Authority and Authorization to Submit This 1985 Program to the Mayor's Office of Community Development.

   (c) Resolution - Resolution Authorizing Award of Contract for Boiler Rehabilitation, Phase III at Potrero Terrace, Cal. 1-2.

   (d) Resolution - Resolution Authorizing the Executive Director to Enter Into a Contract with Pacific Gas and Electric for Replacement of Authority Site Gas Line with a PG&E Installed and Owned System.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

SF
H65
#3
6/14/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, June 14, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 14, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President (arrived 9:50)
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner

ABSENT: Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

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JUL 2 1984

SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

Lillie Zinnerman, HUD
Roxie McCormick, PHTA & Sunnydale
Jimmie Mumphery, Hunters View

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of June 14, 1984 and Commissioner Brooks seconded the motion. The agenda of June 14, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of May 24, 1984 and Commissioner Brooks seconded the motion. The minutes of May 24, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams noted that the latest Vacate Summary Report has been distributed. The figures as of June 1, 1984 show that vacancies are down to 303. He noted the continued progress of this program.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) On June 1, 1984 staff, consisting of managers and mid-managers, attended a workshop held at Sigmund Stern Grove to review some of the union procedures and Authority personnel policy with respect to disciplinary action. Approximately forty managers were in attendance. The workshop was conducted by in-house staff: Connie Perry, Legal Counsel; Vickie Arnold, Director of Personnel and Milt Reiterman, Chief Labor Negotiator. It was a productive and informative workshop.

2) Mr. Williams inquired about the Commissioners' vacation schedule. Because several Commissioners will be away on vacation during the month of July, it was decided by common consensus not to hold the regularly scheduled Commission meetings in July.

3) The Summer Food Program will begin June 20. The meals will be served at 19 Housing Authority sites. There will be approximately 2400 meals served on a daily basis. Except for one, all 29 people employed will be tenants.

7. COMMITTEE REPORT:

Finance Committee - Vice President Fussell, Chairman, reported that the Finance Committee met and reviewed the budget revisions and is recommending its approval under New Business, Item A. The committee also reviewed the employee recognition and awards program for Authority personnel. Service awards will be presented to employees having a minimum of five years service. There are some employees who have up to 40 years of service. There are approximately 228 employees eligible for some type of award. Staff is proposing an Awards Dinner and Dance.

Tenant Relations Committee - Commissioner San Jule reported that the Tenant Relations Committee met. One of the issues discussed was the function of the Youth Coordinator. The tenants expressed their concern regarding the lack of a program for children under 13. Ms. Marlene Kerry, Youth Coordinator, explained some of the difficulties she was having in putting a program together. Commissioner Brooks stated that she thought it was a productive meeting. There were misconceptions on both sides. She hoped that the tenants and the Youth Coordinator would get together and get the program moving. President Westbrook expressed her concerns regarding the lack of progress and direction in this program. She entrusted Jim Williams, who supervises this program, to provide direction and spell out priorities.

8. REPORT OF COUNSEL:

Counsel Perry stated that the Legal Action Summary Report for this month has been submitted and asked if there were any questions.

9. TENANT REPRESENTATIVE REPORT:

President Roxie McCormick submitted the Report of PHTA activities.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2588

RESOLUTION APPROVING BUDGET REVISION NO. 1 FOR THE PERIOD OCTOBER 1, 1983 TO SEPTEMBER 30, 1984 COVERING LOW RENT HOUSING PROGRAM UNDER CONTRACT SF-255

* *

WHEREAS, on July 14, 1983 the Commission, by Resolution No. 2536 adopted the Low Rent Housing Program Operating Budget for the period October 1, 1983 through September 30, 1984; and

WHEREAS there is attached hereto and marked Exhibit A, the Budget Revision in summary form for the Low Rent Housing Program operations under Contract SF-255 covering the fiscal operational period October 1, 1983 through September 30, 1984; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operations of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207(A), Part II, of the Annual Contributions Contract, and the rents have been or will be adjusted in accordance with the HUD approved rent schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975 in that aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1982 will not be less than that amount equal to one-fifth (1/5) of the sum of the "Family Income" as defined in 24CF860.403(f), all of such families, as amended and in compliance with HUD Interim Rule H-82-38.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1) That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

2) This resolution is effective immediately.

/Attachment

APPROVED AS TO FORM:

_____

Connie M. Perry, Legal Counsel

DATE: _____

Mr. Williams stated that the budget revisions were reviewed by the Finance Committee. Mr. Koeritz, Director of Finance, was present to answer any questions.

Commissioner Cook moved to approve Resolution No. 2588 and Commissioner Brooks seconded the motion. Resolution No. 2588 was UNANIMOUSLY APPROVED.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30 19 84

☐ ORIGINAL ☒ REVISION NO. 1

TYPE OF HUD-ASSISTED PROJECT(S):
- LHA-Owned Rental Housing. . . . . ☐
- LHA-Leased Housing-Section 23 or 10(c) . . . . . ☐
- LHA-Owned-Homeownership . . . . . ☐
- LHA-Leased-Homeownership. . . . . ☐
- LHA-Conveyed Project-Administration Contract. ☐

NAME OF LOCAL AUTHORITY:
HOUSING AUTHORITY OF THE CITY AND COUNTRY OF SAN FRANCISCO

CONTRACT NO.(S):
SF 255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

LOCALITY:
440 Turk Street
San Francisco, California 94102

NO. OF D.U.
10/01/83 7007
9/30/84 6898

NO. OF UNIT MONTHS OF AVAILABILITY:
83,482

HUD AREA OFFICE:
ONE EMBARCADERO CENTER
SUITE 1600
San Francisco, CA
94111

HUD REGIONAL OFFICE:
480 GOLDEN GATE AVE.
San Francisco, CA
94102

LINE NO.	(1)	ACTUALS LAST FISCAL YEAR 19 82 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 83 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
	Homebuyers Monthly Payments For:						
	Operating Expenses						
	Earned Home Payments Account						
	Nonroutine Maintenance Reserve						
	Total Break-Even Amount (Sum of Lines 001, 002, & 003)						
	Excess (or Deficit) in Break-Even Amount						
	Homebuyers Monthly Payments (Contra)						
	OPERATING RECEIPTS:						
	Dwelling Rentals	94.61	110.03	119.93	10,012,050		
	Excess Utilities	.23		0.00	0		
	Nondwelling Rentals	.24	.24	0.24	20,400		
	Total Rental Income	95.08	110.27	120.18	10,032,450		
	Interest on General Fund Investments	4.64	7.73	4.72	394,090		
	Other Operating Receipts	.37	1.11	1.06	88,380		
	TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	100.09	119.11	125.96	10,514,920		
	OPERATING EXPENDITURES:						
	ADMINISTRATION:						
	Salaries	33.89	41.99	48.10	4,015,280		
	Administration Expenses Other Than Salaries	9.87	5.53	8.61	719,000		
	Total Administration Expenses	43.76	47.52	56.71	4,734,280		
	TENANT SERVICES:						
	Salaries	2.09	2.91	4.04	336,870		
	Recreation, Publications and Other Services	.30	.36	0.50	41,840		
	Contract Costs - Training and Other	.25	.25	0.36	29,880		
	Total Tenant Services Expenses	2.64	3.52	4.89	408,590		
	UTILITIES:						
	Labor		.03	0.00			
	Utilities	79.02	89.87	78.17	6,525,600		
	Total Utilities Expenses	79.02	89.90	78.17	6,525,600		
	ORDINARY MAINTENANCE AND OPERATION:						
	Labor	40.24	56.33	51.48	4,297,540		
	Materials	7.70	12.04	11.37	949,000		
	Contract Costs	26.40	36.94	38.98	3,254,210		
	Total Ordinary Maintenance and Operation Expenses	74.33	105.31	101.83	8,500,750		
	PROTECTIVE SERVICES:						
	Labor	8.62	3.02	1.45	120,900		
	Materials	.17	.01	0.00	0		
	Contract Costs	.64	.24	0.66	55,000		
	Total Protective Services Expenses	9.43	3.27	2.11	175,900		
	GENERAL EXPENSES:						
	Insurance	5.16	5.65	6.64	554,630		
	Payments in Lieu of Taxes	2.42	1.69	4.18	348,650		
	Terminal Leave Payments	.47	.89	0.54	45,000		
	Employee Benefit Contributions	31.78	33.67	35.69	2,979,460		
	Collection Losses	1.89	2.07	2.23	185,930		
	Other General Expenses	.24	1.21	0.09	7,800		
	Total General Expenses	41.96	45.18	49.37	4,121,470		
	TOTAL ROUTINE EXPENSES	251.14	294.70	293.08	24,466,590		
	RENTS TO OWNERS OF LEASED DWELLINGS			0.00			
	TOTAL OPERATING EXPENSES	251.14	294.70	293.08	24,466,590		
	NONROUTINE EXPENDITURES:						
	Extraordinary Maintenance	.53	22.56	7.44	621,023		
	Replacement of Equipment	1.58	1.23	0.48	40,000		
	Betterments and Additions	.27	1.72	0.90	75,000		
	Other Nonroutine Expenditures	1.30	1.48	1.98	165,000		
	TOTAL NONROUTINE EXPENDITURES	3.68	26.99	10.79	901,023		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30 19 84

☐ ORIGINAL ☒ REVISION NO. 1

NAME OF LOCAL AUTHORITY:
HOUSING AUTHORITY CITY & COUNTY OF SAN FRANCISCO

LOCALITY:
440 Turk St.
San Francisco, CA 94102

CONTRACT NO.(S):
SF 255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

TYPE OF HUD-ASSISTED PROJECT(S):
LHA-Owned-Rental Housing ☒ LHA-Leased-Homeownership ☐
LHA-Leased-Section 23 or 10(c) ☐ LHA-Conveyed Project Administration Contract ☐
LHA-Owned-Homeownership ☐

LINE NO.		ACTUALS LAST FISCAL YEAR 19 82 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 83 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
	OTHER EXPENDITURES:						
50	Prior Year Adjustments			0.00			
50	Other Deductions			-3.05	(255,000)		
50	Total Other Expenditures			-3.05	(255,000)		
60	TOTAL OPERATING EXPENDITURES	254.81	321.69	300.81	25,112,513		
70	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	154.72	202.60	-174.86	(14,597,693)		
80	Basic Annual Contribution (Leased Project)			0.00			
90	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	114.39	202.60	-174.86	(14,597,693)		
	OTHER HUD CONTRIBUTIONS						
90	Operating Subsidy	144.89	205.26	143.18	11,952,994		
90	Special Family Subsidy	(9.83)	2.66	0.00			
90		(9.83)	2.66	-3.89	(324,945)		
90	Total Other HUD Contributions			139.29	11,628,049		
90	Residual Receipts (or Deficit) before Reserve			-35.57	(2,969,644)		
90	Provision for Operating Reserve			-35.57	(2,969,644)		
90	Residual Receipts (or Deficit)			0.00			

OPERATING RESERVES FOR A CONTRACT OR PROJECT

Part I – Maximum Operating Reserve – End of Current Budget Year

LINE NO.		
	SECTION A – LHA-OWNED RENTAL HOUSING	$
01	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Contract	12,233,295
	SECTION B – LHA-LEASED HOUSING – SECTION 23 OR 10(C)	$
02	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
	SECTION C – LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
03	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
04	One-third (33-1/3%) of Line 004 – Column 5 – Form HUD-52564 for a Project	
	Total (Sum of Lines 03 and 04)	

Part II – Provision for and Estimated or Actual Operating Reserves at Year End

06	Reserve at End of Previous Fiscal Year – Actual		$ 2,488,419
07	Provision for Reserve – Current Budget Year – Estimated or Actual		582,265
08	Reserve at End of Current Budget Year – Estimated or Actual		3,070,684
09	Provision for Reserve – Requested Budget Year – Estimated		(601,947)
10	Reserve at End of Requested Budget Year – Estimated	20.18%	2,468,737

LHA APPROVAL:

Carl L. Williams
Executive Director (Name and Title)

Carl L. Williams (Signature)

June 7, 1984 (Date)

AREA OFFICE APPROVAL

(Name and Title) (Signature) (Date)

(b) RESOLUTION NO. 2589

RESOLUTION APPROVING 1985 COMMUNITY DEVELOPMENT PROGRAM FOR SAN FRANCISCO HOUSING AUTHORITY AND AUTHORIZATION TO SUBMIT THIS 1985 PROGRAM TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

* *

WHEREAS, the Community Development Program in San Francisco contains a program activity entitled: "Rehabilitation of Public Housing"; and

WHEREAS, The San Francisco Housing Authority has applied for funds since the inception of the Community Development Program for the rehabilitation of its existing housing stock; and

WHEREAS, the Community Development Program allocations have been successfully utilized in improving the San Francisco Public Housing Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the attached Summary of the 1984 Community Development Program is hereby approved.

2. That the Executive Director of this Authority be and he is hereby authorized to forward said program in as many counterparts as may be required together with certified copies of this Resolution to the Mayor's Office of Community Development.

3. Furthermore, that the Executive Director of this Authority be and he is herby directed to do all things necessary and proper to pursue the implementation of the 1985 Community Development Program.

APPROVED AS TO FORM:

_____

Connie M. Perry, Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the submission of the Authority's 1985 Community Development Program to the Mayor's Office of Community Development Program. Mr. Williams called attention to several projects under this program. He noted the project with the Conservation Corps to install playground equipment at some of the sites. They will be putting up recreational equipment at Alice Griffith at the open space which resulted from the demolition of some buildings.

Commissioner Cook moved to approve Resolution No. 2589 and Commissioner Brooks seconded the motion. Resolution No. 2589 was UNANIMOUSLY APPROVED.

EXHIBIT A

SAN FRANCISCO HOUSING AUTHORITY'S

1985

COMMUNITY DEVELOPMENT PROGRAM

S U M M A R Y

June 1984

A.	CODE COMPLIANCE	$ 595,600.
B.	HEALTH AND SAFETY	$2,289,200.
	TOTAL	$2,884,800.

Note: These figures exclude 15% Administrative and Professional costs.

A. CODE COMPLIANCE.

PROVIDE SPRINKLER SYSTEMS FOR:		
1. Project #6, "Westside Courts"	(136 Units)	$ 115,000.
2. Project #9, "North Beach"	(229 Units)	$ 192,000.
3. Project #19,"Hayes Valley"	(310 Units)	$ 225,000.
PROVIDE PEEP-HOLES FOR:		
4. Project #31 "Clementina-Towers	(278 Units)	$ 5,600.
PROVIDE PROPER MEANS OF EGRESS FOR:		
5. Prpject #3 "Sunnydale"	(772 Units)	$ 58,000.
	TOTAL	$ 595,600.

B. HEALTH AND SAFETY

EXTERIOR PAINTING FOR:			
1. Project #19, "Hayes Valley"	(310 Units)	$ 175,000.	
2. Project #10, "Ping Yuen"	(234 Units)	$ 208,000.	*
3. Project #18, "Ping Yuen North"	(194 Units)	$ 225,000.	*
KITCHEN VENTILATION FOR:			
4. Project #10 "Ping Yuen"	(234 Units)	$ 30,000.	*
BACK YARD FENCING FOR:			
5. Project #1 "Holly Courts" (supplemental)	(118 Units)	$ 22,000.	*
REPLACE ALL GARBAGE-CHUTE DOORS AT:			
6. Project #6 "Westside Courts"	(136 Units)	$ 2,000.	*
BATHROOM REMODELING FOR:			
7. Project #10 & #18, "Ping Yuen" projects (supplemental)	(582 Units)	$ 250,000.	*
8. Project #9 "North Beach" (supplemental)	(229 Units)	$ 135,000.	*
9. Project # 11, "Alemany" (supplemental)	(164 Units)	$ 152,200.	*
10. Project #6, "Westside Courts"	(136 Units)	$ 163,000.	*
11. Project #3, "Sunnydale"	(772 Units)	$ 927,000.	*
TOTAL		$2,289,200.	

* Items requested by the Tenants.

(c) RESOLUTION NO. 2590

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR BOILER REHABILITATION, PHASE III AT POTRERO TERRACE, CAL 1-2

WHEREAS, on March 1, 1984, this Authority advertised for bids for the Boiler Rehabilitation, Phase III, at Potrero Terrace, CAL 1-2; and

WHEREAS, on March 27, 1984, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	R. D. Miners, Inc.	$ 91,450.00
2.	Bay Area Mechanical & Engineering	$136,201.00
3.	Schram Construction	$157,440.00
4.	Cornely Company	$187,370.00
5.	E. Mitchell, Inc.	$211,965.00
6.	Demakas Plumbing & Heating	$216,642.11
7.	N. V. Heathorn	$274,217.00

WHEREAS, the Authority has evaluated the bids, and determined that funds are provided in the amount of $210,000.00 on the Modernization Budget (CA-1-905) as a line item for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. A contract for the work be awarded to R. D. Miner, Inc., in the amount of $91,450.00.

II. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

COUNSEL

Mr. Williams stated that this resolution authorizes the awarding of a contract for the rehabilitation of the boilers in Potrero Terrace. Because of the disparity of the bids, staff made an extensive review of the situation. R.D. Miners is a competent firm having a long history of doing boiler specialization work.

Vice President Fussell moved to adopt Resolution No. 2590 and Commissioner Cook seconded the motion. Resolution No. 2590 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2591

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR REPLACEMENT OF AUTHORITY SITE GAS LINE WITH A PG& E INSTALLED AND OWNED SYSTEM

* *

WHEREAS, on July 24, 1975, the Commission, by Resolution No. 1991 amended the annual contributions contract No. SF-255 approving the acceptance of funds for the modernization program Phase V; and

WHEREAS, $331,400 had been allocated to CAL 1-2 Potrero Terrace Project, for replacement and relocation of gas mains in compliance with present day code requirements; and

WHEREAS, the PG& E, working with Authority contract engineers, concluded the preliminary work and are now ready to install 2,080 ft. of 2-inch plastic gas main, 38 services, manifolds and removal of the existing master meter; and

WHEREAS, PG& E shall, at its expense, install the gas regulators and meters for each service location as determined by PG& E; and

WHEREAS, the cost for engineering and installation of said work is $93,667.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the contract marked Exhibit "A" attached hereto is hereby approved; and

2. The Executive Director/Secretary is authorized and directed to execute the above-named contract on behalf of the Housing Authority.

Attachment

APPROVED AS TO FORM:

Connie M. Perry

CONNIE M. PERRY, Legal Counsel

DATED: 6-11-75

Mr. Williams stated that this resolution authorizes the Authority to enter into a contract with PG&E for the replacement of gas lines in Potrero Terrace. The Authority is moving towards the system of installing individual meters in several of the projects. Potrero Terrace is one of the projects. This resolution will allow the Authority to enter into a contract with PG&E for the construction and installation of gas lines in Potrero Terrace.

Vice President Fussell moved to adopt Resolution No. 2591 and Commissioner San Jule seconded the motion. Resolution No. 2591 was UNANIMOUSLY ADOPTED.

REK:r

EXHIBIT A

PACIFIC GAS AND ELECTRIC COMPANY

245 MARKET STREET • SAN FRANCISCO, CALIFORNIA 94106 • (415) 781-4211 • TWX 910-372-6587

OWEN H. DAVIS
DIVISION MANAGER

May 31, 1984

San Francisco Housing Authority
1915 Egbert Avenue
San Francisco, CA 94124

Gentleman:

RE: Potrero Terrace, GM 4406427
San Francisco, Doc. # G82045

The Housing Authority of the County of San Francisco, a public corporation (Housing Authority) has requested the Pacific Gas and Electric Company, a California corporation (PGandE) to take over "Housing Authority owned" Gas distribution facilities (Facilities) and provide individually metered service to the tenants of Housing Authority's Potrero Terrace Project, San Francisco County, California (Project).

As an accommodation, PGandE is willing to take over Housing Authority's Facilities and to provide individually metered gas services to the tenants of the Project under the following terms and conditions.

Gas Facilities:

1. Housing Authority shall pay PGandE, on demand and prior to any work by PGandE $93,667.00, representing the estimated cost to PGandE for engineering and installation of 2,080 feet of 2 inch plastic gas main, 38 services, manifolds and the removal of the existing master meter, all as shown on the sketch attached and a part hereof.

2. PGandE shall, at its expense, install the gas regulators and meters for each service location as determined by PGandE.

3. Housing Authority, at its expense, shall arrange for any house line plumbing work that may be necessary to connect the individual tenants' house lines to the new gas meters and for the meter rooms to meet the following conditions:

    a. Locks to all room must be keyed the same.
    b. Two vents are required to the outside, one square foot each: one high one low.
    c. Fire wall(s) separating gas meter room from other parts of the building and other utility runs.
    d. A 4 inch sleeve through the wall to provide an entrance for the gas riser.
    e. Explosion proof light fixtures.

Your work must comply with certain requirements which are contained in PGandE's "Electric and Gas Service Requirements" manual (Green Book).

General:

1. The gas systems to be acquired by PGandE shall provide the capability of serving each separate living space with individually metered gas service. All gas to common area shall be separately metered by PGandE and billed to Housing Authority.

2. There shall be a "No Seal Agreement" ("Continuing Service Between Tenants Agreement") between Housing Authority and PGandE which provides that gas accounts shall not be turned off when a tenant vacates but shall be placed in the name of Housing Authority and Housing Authority shall be responsible for paying bills issued in its name.

3. Individual tenants of Housing Authority shall apply for service and establish credit in accordance with PGandE's filed tariffs. A record of prompt payment of rent to Housing Authority for the 12 month preceding applications of service shall be accepted as establishing credit under Rule 6.A.5.

4. Gas meters shall be placed and maintained in suitable locked compartments. For which PGandE shall have a key. Other meter security devices shall be provided as determined necessary by PGandE.

5. Housing Authority hereby grants to PGandE all necessary Rights-of-Way and easements to install, operate, maintain, replace and remove the gas and electric systems on property of Housing Authority along the routes shown upon the attached plans and specifications and Housing Authority agrees to execute such other grants, deeds or documents as PGandE may require to enable it to record such rights of way and easements.

6. Housing Authority shall notify PGandE that it has inspected its gas piping within each building in the Project and shall confirm to PGandE that its facilities are in conformance with all applicable local codes and ordinances and are safe for PGandE to connect to its gas systems.

7. PGandE shall retain ownership of the gas facilities.

If the foregoing is acceptable to the Housing Authority, please indicate your acceptance by affixing a duly authorized signature below and returning one copy to this office. Questions regarding this matter should be directed to Sheryl Almon, 974-5881, extension 53.

Sincerely,

Division Manager

OHD:mtw
Attachments
Drawings

We understand and agree to the terms and conditions above.

HOUSING AUTHORITY OF SAN FRANCISCO COUNTY

BY:

TITLE:

DATE:

ATTEST:

Authorizing resolution:

NAHRO Meeting - President Westbrook noted that the annual meeting of NAHRO will be held in September and she stressed the importance of making the reservations early. Commissioner San Jule moved that reservations be made for the NAHRO Conference and Vice President Fussell seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Visitors - Mr. Williams called on those visitors who filled out cards wishing to address the Commission.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of June 14, 1984 was adjourned at 10:50 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

June 22, 1984

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, JUNE 28, 1984 AT 440 TURK STREET, SAN FRANCISCO CALIFORNIA.

Carl L. Williams

CLW:b

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1/28/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY June 28, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

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5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing Travel to St. Louis, Missouri September 30, 1984 through October 3, 1984, To Attend NAHRO's 1984 National Convention and Exhibition.

   (b) Resolution - Resolution Approving an Agreement with the California Energy Investment Corporation to Install Solar Heating Equipment in Three (3) Housing Authority Developments, Holly Courts, Cal. 1-1, Valencia Gardens, Cal. 1-4, Hayes Valley, Cal. 1-18(7) North and South.

   (c) Resolution - Resolution Approving the Final Application to the Department of HUD for the Fiscal Year 1984 Comprehensive Improvement Assistance Program (CIAP) for Yerba Buena Plaza,Cal. 1-18(2) and Alice Griffith, Cal. 1-18(4).

   (d) Resolution - Resolution Authorizing Executive Director To Attend Meeting of Council of Large Public Housing Authorities in Washington, D.C., on June 29, 1984.

   (e) Resolution - Resolution Authorizing Continuation of Personal Services Contract with Milton Reiterman for Labor Negotiations and Labor Relation Services.

12. ADJOURNMENT

Carl L. Williams

Carl L. Williams

SF
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#3
6/28/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, June 28, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 28, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner (arrived 9:45)
Beatrice Patterson, Commissioner

ABSENT: Preston Cook, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Lillie Zinnerman, HUD
Roxie McCormick, PHTA & Sunnydale
Jimmie Mumphery, Hunters View
Debra Rodriquez
Queen Esther Pitre, Sunnydale
Maybelline Hubbard, Potrero Terrace

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3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of June 28, 1984 and Commissioner Patterson seconded the motion. The agenda of June 28, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of June 14, 1984 and Commissioner San Jule seconded the motion. The minutes of June 14, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) Counsel Connie Perry will be leaving the Authority the end of July.

2) There will be an Executive Session following today's Commission meeting. Following the Executive Session, there will be a Finance Committee meeting.

3) There will be a special commission meeting held on Friday, July 6, 1984 to review and approve the budget for the next fiscal year.

7. COMMITTEE REPORT:

None

8. REPORT OF COUNSEL:

Counsel Perry stated that she has accepted a position at Hastings College of Law. She will be leaving the Authority the end of July. The Commission wished her much success in her new post.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, newly elected president of PHTA, introduced the new officers of PHTA as follows:

Mary Swanson (Westside)	President
James Franklin (Great Highway)	1st Vice President
Maybelline Hubbard (Potrero Hill)	2nd Vice President
Kay Kardosky (Sunnydale)	Recording Secretary
Mary Swanson (Westside)	Corresponding Secretary
Mary Jo Smith (Hayes Valley)	Treasurer
Christine Neal (Alice Griffith)	Parliamentarian

Ms. Swanson stated that PHTA will be co-sponsoring the National Tenants Organization conference to be held in San Francisco, July 12-13, and asked for financial assistance from the Authority.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2592

RESOLUTION AUTHORIZING TRAVEL TO ST. LOUIS, MISSOURI, SEPTEMBER 30, 1984 THROUGH OCTOBER 3, 1984 TO ATTEND NAHRO'S 1984 NATIONAL CONVENTION AND EXHIBITION

* *

WHEREAS, the National Association of Housing and Redevelopment Officials is holding its National Convention in St. Louis, Missouri, September 30, 1984 through October 3, 1984; and

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials; and

WHEREAS, the workshops will deal in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, this Authority deems that attendance by Commissioners and staff at NAHRO's National Convention is important and essential to the Authority's conduct of its low-rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That such members of the Commission and staff as determined by the Commission and Executive Director be authorized to travel to St. Louis, Missouri, September 30, 1984 through October 3, 1984 for the purpose of attending the aforementioned National Convention.

2. That no more than three Commissioners and two staff members and the Executive Director will be permitted to attend this convention.

3. That travel be in conformance with the rules and regulations of the travel policies of this Authority.

4. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Mr. Williams stated that this resolution formally approves travel to St. Louis, September 30, 1984 through October 3, 1984 to attend NAHRO's national convention.

Commissioner San Jule moved to adopt Resolution No. 2592 and Commissioner Brooks seconded the motion. Resolution No. 2592 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2593

RESOLUTION APPROVING AN AGREEMENT WITH THE CALIFORNIA ENERGY INVESTMENT CORPORATION TO INSTALL SOLAR HEATING EQUIPMENT IN THREE HOUSING AUTHORITY DEVELOPMENTS:

HOLLY COURTS, CAL. 1-1
VALENCIA GARDENS, CAL 1-4
HAYES VALLEY NORTH AND SOUTH, CAL 1-18(7)

* *

WHEREAS, the cost of energy is projected to double every five (5) years; and

WHEREAS, the San Francisco Housing Authority is committed to implement energy saving measures wherever possible to minimize the impact of rising energy costs on the Authority's limited resources; and

WHEREAS, solar hot water heating systems are a proven way of controlling the cost of a portion of one's energy needs; and

WHEREAS, the California Energy Investment Corporation has proposed to install at their cost, solar hot water heating systems at three San Francisco Housing Authority projects and sell the energy produced at a discounted rate; and

WHEREAS, in addition to the direct savings enjoyed, the Pacific Gas and Electric Company will provide substantial rebates to the Authority should we participate in such an arrangement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is instructed to proceed with the execution of an agreement with the California Energy Investment Corporation to provide solar hot water heating systems at three San Francisco Housing Authority Public Housing Projects.

II. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
General Counsel

Date: _____

Commissioner San Jule moved to adopt Resolution No. 2593 and Commissioner Patterson seconded the motion. Resolution No. 2593 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2594

RESOLUTION APPROVING THE FINAL APPLICATION TO THE DEPARTMENT OF HUD FOR THE FISCAL YEAR 1984 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP) FOR

YERBA BUENA PLAZA, CAL 1-18(2) AND
ALICE GRIFFITH, CAL 1-18(4)

* *

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1984 Comprehensive Improvement Assistance Program Funds in the amount of $4,383,170; and

WHEREAS, based on the management and modernization needs of the Authority and in conformance with the requirements and regulations of the Department of Housing and Urban Development's Comprehensive Improvement Assistance Program, these funds should be applied to the following items:

1. Additional funds for the rehabilitation of a portion of the Yerba Buena Plaza Housing Project.

2. Funds to replace the deteriorated site gas distribution system at the Alice Griffith Housing Project as an emergency item.

3. Assist in the implementation of the Deloitte, Haskins and Sells recommendations.

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements prescribed by HUD for the modernization, including implementation of the modernization in a timely, efficient and economical manner and handling of ongoing management costs consistent with HUD requirements; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the San Francisco Housing Authority has adopted the goal of awarding at least twenty percent (20%) of the dollar value of the total of the modernization contracts to be awarded during the subsequent federal fiscal year to minority business enterprises; and

WHEREAS, the San Francisco Public Housing Tenants Association has been informed regarding the selection of the Yerba Buena Plaza for rehabilitation as required by HUD regulations; and

WHEREAS, the proposed physical work meets or exceeds the modernization standards of the Department of Housing and Urban Development with those items exceeding the standards being essential for the long-term physical and social viability of the projects; and

WHEREAS, the modernization effort will comply with Department of Housing and Urban Development requirements for the physically handicapped; and

WHEREAS, the projects proposed for modernization are not located in an identified special flood hazard area; and

WHEREAS, the San Francisco Housing Authority will comply with applicable civil rights requirements; and

WHEREAS, the San Francisco Housing Authority has complied with applicable environmental requirements; and

WHEREAS, the San Francisco Housing Authority has complied with applicable requirements for lead-based poisoning prevention; and

WHEREAS, the San Francisco Housing Authority will ensure non-discrimination in the selection of tenants to be rehoused, determination of which tenants require temporary and permanent rehousing, assignment of tenants within the Authority, and provision of assistance to tenants being rehoused should any such rehousing be required as part of these modernization efforts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approves this Final Application for 1984 Comprehensive Improvement Assistance Program.

II. That the Executive Director be and the same is authorized to apply to the Department of Housing and Urban Development for the necessary funding to accomplish the above described improvements to the Yerba Buena Plaza, Cal 1-18(2) and Alice Griffith, Cal 1-18(4) housing projects.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this Resolution become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, General Counsel

Date: _____

Mr. Williams stated that this resolution approves the final application to HUD for Fiscal Year 1984 Comprehensive Improvement Assistance Program.

Vice President Fussell moved to adopt Resolution No. 2594 and Commissioner Brooks seconded the motion. Resolution No. 2594 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2595

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON, D.C., JUNE 29, 1984 TO JULY 1, 1984 TO ATTEND A MEETING OF THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES

* *

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) has scheduled a special Litigation Conference June 29, 1984 in Washington regarding recent HUD actions on income recaptures, promulgation of new harmful public housing regulations and issues which may be suitable for litigation; and

WHEREAS, these matters are of great concern and importance to this Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to attend the special Litigation Conference, June 29, 1984 in Washington D. C. sponsored by the CLPHA.

2. That travel be in conformance with the rules and regulations of the travel policy of this Authority.

3. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____

Connie M. Perry, Counsel

Date: _____

Mr. Williams stated that this resolution authorizes his travel to Washington D. C. to attend a meeting of the Council of Large Public Housing Authorities, June 29, 1984.

Commissioner Brooks moved to adopt Resolution No. 2595 and Commissioner San Jule seconded the motion. Resolution No. 2595 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 2596

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE PERSONAL SERVICES CONTRACT WITH MR. MILT REITERMAN

* *

WHEREAS, the San Francisco Housing Authority retained the services of Mr. Milt Reiterman in 1980 to conduct its labor negotiations and assist with labor relations matters; and

WHEREAS, Mr. Reiterman has performed very well in all aspects of labor negotiations and labor relations; and

WHEREAS, the Authority has a continuing need for expertise and experience in its labor negotiations and labor relations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is hereby authorized to extend the personal services contract with Mr. Milt Reiterman to September 30, 1987.

2. That this Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Connie M. Perry, Legal Counsel

Date: _____

Mr. Williams stated that this resolution approves the extension of the personal services contract of Mr. Milt Reiterman, Labor Negotiator, to September 1987. Commissioner San Jule commended Mr. Reiterman for his efforts to date.

Vice President Fussell moved to adopt Resolution No. 2596 and Commissioner San Jule seconded the motion. Resolution No. 2596 was UNANIMOUSLY ADOPTED.

Visitors - Mr. Williams called on those visitors who filled out cards wishing to address the Commission.

Commissioner San Jule asked about the status of the summer youth program. Mr. Jim Williams provided a brief report regarding some proposed activities and the summer food program.

President Westbrook and the Commission expressed their congratulations to the newly elected officers of PHTA.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of June 28, 1984 was adjourned at 10:05 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

SF
H65
.4
7/6/84
Special

NOTICE OF SPECIAL MEETING

The Commission of the San Francisco Housing Authority will conduct a special meeting on Friday, July 6, 1984 at 9:30 a.m., at 440 Turk Street, San Francisco, California.

The purpose of the meeting is as follows:

1. Resolution Authorizing Award of Contract for the Underground Water Line Replacement at Cal. 1-3, Sunnydale Development.

2. Resolution Approving the Fiscal Year 1984-85 Operating Budget for the Section 8 Existing Housing Assistance Program.

3. Resolution Approving Operating Budget for the Period October 1, 1984 to September 30, 1985 Covering Low Rent Projects Under Contract SF-255.

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Carl L. Williams
Secretary/Executive Director

Dated: July 3, 1984

SF
H65
#1
7/6/84
Special

SF Housing Authority

AGENDA

* * * * * *

Special Meeting
Friday, July 6, 1984

440 Turk Street
San Francisco, California

ROLL CALL:

Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan M. San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

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APPROVAL OF AGENDA:

VISITORS:

NEW BUSINESS:

(a) Resolution - Resolution Authorizing Award of Contract for the Underground Water Line Replacement At Cal. 1-3,Sunnydale Development.

(b) Resolution - Resolution Approving the Fiscal Year 1984-85 Operating Budget for the Section 8 Existing Housing Assistance Program.

(c) Resolution - Resolution Approving Operating Budget for the Period October 1, 1984 to September 30, 1985 Covering Low Rent Projects Under Contract SF-255.

ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

SF
H65
#3
7/6/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Special Meeting Held:
Friday, July 6, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in a special session at 440 Turk Street, San Francisco, California on Friday, July 6, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner

ABSENT: Joan San Jule, Commissioner
Preston Cook, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director
Connie M. Perry, Legal Counsel

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2. VISITORS:

Mary Swanson, PHTA

3. APPROVAL OF AGENDA:

Vice President Fussell moved to approve the agenda of July 6, 1984 and Commissioner Brooks seconded the motion. The agenda of July 6, 1984 was UNANIMOUSLY APPROVED.

4. NEW BUSINESS:

(a) RESOLUTION NO. 2597

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE UNDERGROUND WATER LINE REPLACEMENT AT CAL 1-3, SUNNYDALE DEVELOPMENT

* *

WHEREAS, on June 1, 1984, this Authority advertised for bids for the waterline replacement program at Sunnydale; and

WHEREAS, on July 26, 1984 one bid was received and publicly opened and read aloud:

Bidder	Bid Amount
1) E. Mitchell, Inc.	$688,868.00

WHEREAS, the Authority staff and the engineers evaluated the bid and found the bid in compliance with all requirements of the bid proposal; and

WHEREAS, the bid agrees very well with the engineer's estimate, staff determined that the total amount represents a reasonable amount for the proposed work; and

WHEREAS, the available budget is $488,500.00 staff selected "unit cost" quantities of work which reduced bid scope in such manner as to implement the work with two (2) sections of the Sunnydale Project Area postponed until additional funds can be allocated; and

WHEREAS, reductions in the scope of work and the omission of the two sections represents a total contract price reduction of $208,942.00 leaving a bid balance amount of $479,926.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to E. Mitchell, Inc., in the amount of $479,926.00

2. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

3. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

4. That the Secretary/Executive Director is authorized and directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

FURTHERMORE, that the Executive Director is hereby authorized to seek additional funds to complete the waterline replacement program for the Sunnydale project.

APPROVED AS TO FORM:

_____
Connie Perry, Legal Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the awarding of a contract for the underground water line replacement in the Sunnydale project to E. Mitchell Inc. Vice President Fussell asked why there was only one bid received. Mr. Deasy replied that it is because of the very specialized nature of the job--very few companies specialize in this type of work.

Vice President Fussell moved to adopt Resolution No. 2597 and Commissioner Brooks seconded the motion. Resolution No. 2597 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2598

RESOLUTION APPROVING THE FISCAL YEAR 1984-85 OPERATING BUDGET FOR THE SECTION 8 EXISTING HOUSING ASSISTANCE PROGRAM

* *

WHEREAS, there is attached hereto and marked "Exhibit A" the budget in summary form for the Section 8 Housing Assistance Payments Program under contract SF-618 covering the fiscal operating period October 1, 1984 to September 30, 1985; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked "Exhibit A," attached hereto, is hereby approved for submission to HUD Area Office.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

Date: _____

Attachment

Mr. Williams stated that items (b) and (c) are companion matters having to do with the budget. These matters have been discussed in the Finance Committee. On Thursday, there was a meeting with the budget committee of PHTA to review these items. Item (b) approves the operating budget for Fiscal Year 84-85 for the Section 8 Existing Housing Assistance Program.

Vice President Fussell moved to adopt Resolution No. 2598 and Commissioner Brooks seconded the motion. Resolution No. 2598 was UNANIMOUSLY ADOPTED.

Itemization: Administrative Fee

Resolution No. 2598
EXHIBIT A
Page 1 of 1

A.		Section 8 Salaries Allocated to Program			$ 513,246
		Allocation of Other Administrative Offices			
		Executive Office		$ 35,189	
		Finance		22,500	
		Accounting		80,996	
		Procurement		9,425	
		Data Processing		8,042	
		Police Services		5,442	
		Janitorial Services		5,777	
					167,371
		Total Personnel			680,617
		Employee Fringe Benefits			195,624
		Total Personnel Costs			$876,241
B.	4540:	Employee Fringe Benefits			$177,948
		Total Salaries and Fringe Benefits			876,241
C.	4130	Legal	9,788		
D.	4140	Travel	2,500		
E.	4180	Office Rent			
F.	4192	Stationery and Office Supplies	12,300		
G.	4193	Postage	5,000		
H.	4193	Telephone and Telegraph	6,000		
I.	4195	Publications	400		
J.	4196	Printing and Reproduction	1,000		
K.	4197	Dues and Subscriptions	600		
L.	4199	Sundry	3,000		
M.	4420	Materials and Supplies (gas, auto parts)	3,000		
N.	4430	Contracts			
		-Labor Negotiator	6,000		
		-Fleet Srvc. (tires, repairs, safety checks, etc.)	1,000		
		-Maintenance Service Agreements	5,000		
					12,000
O.		Utilities (PG&E - 1000 x 12 mos)			12,000
P.	4590	Other General Expenses			700
		Total Operating Expenses			$ 65,288
		GRAND TOTAL			$941,529

6/27/84:s

(c) RESOLUTION NO. 2599

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1984 TO SEPTEMBER 30, 1985 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, there is attached hereto and marked "Exhibit A", the budget in summary form for Low Rent project operations under Contract SF-255 covering the fiscal operation period of October 1, 1984 through September 30, 1985; and

WHEREAS, the budget document marked "Exhibit A' is based at 100% operating subsidy, which is full Performance Funding System (PFS) eligibility; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207(A), Part II, of the Annual Contributions Contract, and the rents have been or will be adjusted in accordance with the HUD approved rent schedules; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certifies that it is in compliance with the provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975 in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1984 will not be less than that amount equal to one-fifth (1/5) of the sum of the "Family Income" as defined in 24CFR860.403(f), of all such families, as amended and in compliance with HUD Interim Rule H-82-38.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

Date: _____

Attachment

Mr. Williams stated that this resolution approves the operating budget for the conventional low rent public housing program for fiscal year October 1, 1984 to September 30, 1985.

Mr. Williams called on Mary Swanson, President of PHTA who had some concerns regarding the budget. Miss Swanson questioned how the cutbacks in labor/craft personnel would affect the services to the tenants. Mr. Williams replied that the reductions have been carefully reviewed and distributed rather evenly throughout the Authority. No one program or section is bearing a greater amount of the reductions so hopefully the quality or level of services to the tenants will not be adversely affected.

Vice President Fussell stated that it will be closely monitored and if it happens that services to tenants are drastically affected then the reductions will be reviewed. He also asked if Mr. Koeritz would provide a brief and simple outline of the budget process so that PHTA and the Commission could refer to it and become familiarized with the process and some of the terms. He stated that the Finance Committee did recommend passage of this resolution.

Vice President Fussell moved to adopt Resolution No. 2599 and Commissioner Patterson seconded the motion. Resolution No. 2599 was UNANIMOUSLY ADOPTED.

HUD-52534
January 1972

Form Approved
OMB No. 63-R0808

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30, 1985

[X] ORIGINAL [ ] REVISION NO.

TYPE OF HUD-ASSISTED PROJECT(S):
- LHA-Owned Rental Housing. . . . . [X]
- LHA-Leased Housing-Section 23 or 10(c) . . . . . [ ]
- LHA-Owned-Homeownership . . . . . [ ]
- LHA-Leased-Homeownership. . . . . [ ]
- LHA-Conveyed Project-Administration Contract. [ ]

NAME OF LOCAL AUTHORITY:
Housing Authority of the City & County of San Francisco

CONTRACT NO.(S):
SF-255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

LOCALITY:
440 Turk Street
San Francisco, California 94102

NO. OF D.U.	
10/01/83	7007
09/30/84	6898

NO. OF UNIT MONTHS OF AVAILABILITY: 82,608

HUD AREA OFFICE:
450 Golden Gate Avenue
San Francisco, CA 94102

HUD REGIONAL OFFICE:
SAME

LINE NO.		(1)	ACTUALS LAST FISCAL YEAR 19 83 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 84 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
		Homebuyers Monthly Payments For:						
001		Operating Expenses						
002		Earned Home Payments Account						
003		Nonroutine Maintenance Reserve						
004		Total Break-Even Amount (Sum of Lines 001, 002, & 003)						
005		Excess (or Deficit) in Break-Even Amount						
006		Homebuyers Monthly Payments (Contra)						
	OPERATING RECEIPTS	OPERATING RECEIPTS:						
010		Dwelling Rentals	110.03	119.93	137.34	11,345,450		
020		Excess Utilities		0.00	0.00	0		
030		Nondwelling Rentals	.24	0.24	0.11	8,710		
040		Total Rental Income	110.27	120.18	137.45	11,354,160		
050		Interest on General Fund Investments	7.73	4.72	4.40	363,860		
060		Other Operating Receipts	1.11	1.06	0.44	36,000		
090		TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	119.11	125.95	142.29	11,754,020		
	OPERATING EXPENDITURES ROUTINE	OPERATING EXPENDITURES:						
		ADMINISTRATION:						
110		Salaries	41.99	48.10	46.05	3,804,240		
120		Administration Expenses Other Than Salaries	5.53	8.61	5.93	489,730		
190		Total Administration Expenses	47.52	56.71	51.98	4,293,970		
		TENANT SERVICES:						
210		Salaries	2.91	4.04	4.40	363,072		
220		Recreation, Publications and Other Services	.36	0.50	0.51	42,500		
230		Contract Costs - Training and Other	.25	0.36	0.37	30,920		
290		Total Tenant Services Expenses	3.52	4.89	5.28	436,492		
		UTILITIES:						
310		Labor	.03	0.00	0.00	0		
320		Utilities	89.87	78.17	79.47	6,564,720		
390		Total Utilities Expenses	89.90	78.17	79.47	6,564,720		
		ORDINARY MAINTENANCE AND OPERATION:						
410		Labor	56.33	51.48	42.19	3,485,300		
420		Materials	12.04	11.37	8.96	740,000		
430		Contract Costs	36.94	38.98	34.65	2,862,470		
450		Total Ordinary Maintenance and Operation Expenses	105.31	101.83	85.80	7,087,770		
		PROTECTIVE SERVICES:						
460		Labor	3.02	1.45	1.37	112,950		
470		Materials	.01	0.00	0.01	600		
480		Contract Costs	.24	0.66	0.58	48,000		
490		Total Protective Services Expenses	3.27	2.11	1.96	161,550		
		GENERAL EXPENSES.						
510		Insurance	5.65	6.64	10.07	831,950		
520		Payments in Lieu of Taxes	1.69	4.18	6.05	499,470		
530		Terminal Leave Payments	.89	0.54	0.36	30,000		
540		Employee Benefit Contributions	33.67	35.69	32.93	2,720,030		
550		Collection Losses	2.07	2.23	2.22	183,000		
560		Other General Expenses	1.21	0.09	0.09	7,800		
590		Total General Expenses	45.18	49.37	51.72	4,272,250		
600		TOTAL ROUTINE EXPENSES	294.70	293.08	276.21	22,816,752		
610		RENTS TO OWNERS OF LEASED DWELLINGS			0.00	0		
690		TOTAL OPERATING EXPENSES	294.70	293.08	276.21	22,816,752		
	NONROUTINE	NONROUTINE EXPENDITURES:						
710		Extraordinary Maintenance	22.56	7.44	0.00	0		
720		Replacement of Equipment	1.23	0.48	0.30	25,000		
730		Betterments and Additions	1.72	0.90	0.24	20,000		
740		Other Nonroutine Expenditures	1.48	1.98	2.00	165,000		
790		TOTAL NONROUTINE EXPENDITURES	26.99	10.79	2.54	210,000		

HUD-52564
January 1972

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30, 19 85

[X] ORIGINAL [ ] REVISION NO.

NAME OF LOCAL AUTHORITY:
Housing Authority of the
City and County of San Francisco

LOCALITY:
440 Turk Street
San Francisco, California 94102

CONTRACT NO.(S):
SF-255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

TYPE OF HUD-ASSISTED PROJECT(S):

- LHA-Owned-Rental Housing [X]
- LHA-Leased-Section 23 or 10(c) [ ]
- LHA-Owned-Homeownership [ ]
- LHA-Leased-Homeownership [ ]
- LHA-Conveyed Project Administration Contract [ ]

LINE NO.	(1)	ACTUALS LAST FISCAL YEAR 19 83 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 84 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
	OTHER EXPENDITURES:						
810	Prior Year Adjustments		0.00	0.00	0		
820	Other Deductions		-3.05	0.00	0		
830	Total Other Expenditures		-3.05	0.00	0		
890	TOTAL OPERATING EXPENDITURES	321.69	300.81	275.75	23,026,752		
900	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	202.60	174.86	136.46	11,272,732		
910	Basic Annual Contribution (Leased Project)		00.00	0.00	0		
920	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	202.60	-174.86	136.46	(11,272,732)		
	OTHER HUD CONTRIBUTIONS						
930	Operating Subsidy	205.26	143.18	136.89	11,308,599		
940	Special Family Subsidy	2.66	0.00	0.00	0		
950		2.66	- 3.89	0.00	0		
960	Total Other HUD Contributions		139.29	136.89	11,308,599		
970	Residual Receipts (or Deficit) before Reserve		-35.57	0.43	35,867		
980	Provision for Operating Reserve		-35.57	0.43	35,867		
990	Residual Receipts (or Deficit)		0.00	0.00			

OPERATING RESERVES FOR A CONTRACT OR PROJECT

Part I – Maximum Operating Reserve – End of Current Budget Year

LINE NO.		$
	SECTION A – LHA-OWNED RENTAL HOUSING	
01	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Contract	11,408,376
	SECTION B – LHA-LEASED HOUSING – SECTION 23 OR 10(C)	
02	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
	SECTION C – LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
03	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
04	One-third (33-1/3%) of Line 004 – Column 5 – Form HUD-52564 for a Project	
	Total (Sum of Lines 03 and 04)	

Part II – Provision for and Estimated or Actual Operating Reserves at Year End

		$
06	Reserve at End of Previous Fiscal Year – Actual	4,804,823
07	Provision for Reserve – Current Budget Year – Estimated or Actual	(2,969,644)
08	Reserve at End of Current Budget Year – Estimated or Actual	1,835,179
09	Provision for Reserve – Requested Budget Year – Estimated	35,867
10	Reserve at End of Requested Budget Year – Estimated 16.40%	1,871,046

LHA APPROVAL:

CARL L. WILLIAMS Executive Director — July 3, 1984

(Name and Title) (Signature) (Date)

AREA OFFICE APPROVAL

(Name and Title) (Signature) (Date)

(d) RESOLUTION NO. 2600

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR THE REPLACEMENT OF THE SUNNYDALE SITE GAS LINE WITH A PG&E INSTALLED AND OWNED SYSTEM

* *

WHEREAS, $500,000 had been allocated to the Cal 1-3, Sunnydale Project in the Authority's CA-1-907 Modernization Program for replacement and relocation of gas mains in compliance with present day code requirements; and

WHEREAS, the PG&E, working with Authority contract engineers, concluded the preliminary work and are now ready to install 3,680 feet of plastic gas main, 90 services, mainfolds and removal of the existing master meter; and

WHEREAS, PG&E shall, at its expense, install the gas regulator and meter for each service location as determined by PG&E; and

WHEREAS, the cost for engineering and installation of said work is $142,581;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the contract marked "Exhibit A" attached hereto is hereby approved; and

2. The Executive Director/Secretary is authorized and directed to execute the abovenamed contract on behalf of the Housing Authority.

APPROVED AS TO FORM:

_____

Connie M. Perry, Legal Counsel

Date: _____

Attachment

Mr. Williams stated that this resolution authorizes the contract between PG&E and the Authority for the installation of new gas lines in the Sunnydale project. This is similar to the resolution passed previously with respect to the gas lines in Potrero Terrace.

Vice President Fussell moved to adopt Resolution No. 2600 and Commissioner Patterson seconded the motion. Resolution No. 2600 was UNANIMOUSLY ADOPTED.

PACIFIC GAS AND ELECTRIC COMPANY

PG&E

245 MARKET STREET · SAN FRANCISCO, CALIFORNIA 94106 · (415) 781-4211 · TWX 910-372-6587

OWEN H. DAVIS
DIVISION MANAGER

June 15, 1984

San Francisco Housing Authority
1915 Egbert Avenue
San Francisco, CA 94124

Gentleman:

RE: Sunnydale CAL 1-3, GM 4418158
San Francisco, Doc. # G82135

The Housing Authority of the County of San Francisco, a public corporation (Housing Authority) has requested the Pacific Gas and Electric Company, a California corporation (PGandE) to take over "Housing Authority owned" Gas distribution facilities (Facilities) and provide master metered gas service to each building of Housing Authority's Sunnydale CAL 1-3 Project, San Francisco County, California (Project).

As an accommodation, PGandE is willing to take over Housing Authority's Facilities and to provide master metered gas services to each building of the Project under the following terms and conditions.

Gas Facilities:

1. Housing Authority shall pay PGandE, on demand and prior to any work by PGandE $142,581.00, representing the estimated cost to PGandE for engineering and installation of 1,000 feet of 3 inch 1,250 feet of 2 inch and 1,430 feet of 1 1/2 inch plastic gas main, 90 services, manifolds and the removal of the existing master meter, all as shown on the sketch attached and a part hereof.

2. PGandE shall, at its expense, install the gas regulators and meters for each service location as determined by PGandE.

3. Housing Authority, at its expense, shall arrange for any house line plumbing work that may be necessary to connect the individual tenants' house lines to the new gas meters.

Your work must comply with certain requirements which are contained in PGandE's "Electric and Gas Service Requirements" manual (Green Book).

General:

1. The gas systems to be acquired by PGandE shall provide the capability of serving each separate living space with a master metered gas service per building. All gas shall be billed to Housing Authority.

2. Housing Authority hereby grants to PGandE all necessary Rights-of-Way and easements to install, operate, maintain, replace and remove the gas systems on property of Housing Authority along the routes shown upon the attached plans and specifications and Housing Authority agrees to execute such other grants, deeds or documents as PGandE may require to enable it to record such rights of way and easements.

3. Housing Authority shall notify PGandE that it has inspected its gas piping within each building in the Project and shall confirm to PGandE that its facilities are in conformance with all applicable local codes and ordinances and are safe for PGandE to connect to its gas systems.

4. PGandE shall retain ownership of the gas facilities.

If the foregoing is acceptable to the Housing Authority, please indicate your acceptance by affixing a duly authorized signature below and returning one copy to this office. Questions regarding this matter should be directed to Sheryl Almon, 974-5881, extension 53.

Sincerely,

Owen H Davis

Division Manager

OHD:mtw
Attachments
Drawings

We understand and agree to the terms and conditions above.

HOUSING AUTHORITY OF SAN FRANCISCO COUNTY

BY:

TITLE:

DATE:

ATTEST:

Authorizing resolution:

Mary Swanson of PHTA addressed the Commission regarding the lines of communication between PHTA, Authority Staff, Tenant Relations Committee and the Commission.

5. ADJOURNMENT:

There being no further business to come before the Commission, the special meeting of July 6, 1984 was adjourned at 10:20 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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7/26/84
etc.

July 10, 1984

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PUBLIC NOTICE

The regularly scheduled meetings of the Commission of the Housing Authority of the City and County of San Francisco to have been held on Thursday, July 12, 1984 and Thursday, July 26, 1984 at 9:30 a.m. have been cancelled by direction of the Commission.

All pending matters will be discussed at the regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco to be held on Thursday, August 9, 1984 at 9:30 a.m., at 440 Turk Street, San Francisco, California.

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
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Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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8/9/84

AUGUST 6, 1984

PUBLIC NOTICE

The REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, AUGUST 9, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CLW:b

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY August 9, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:
   Regular Meeting of June 28, 1984
   Special Meeting of July 6, 1984

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution in Support of Public Housing Project.

   (b) Resolution - Resolution Selecting and Approving Sites in the City and County of San Francisco for the Purpose of Acquiring Rehabilitated Family Units for Public Housing Purposes.

   (c) Resolution - Resolution Authorizing the Section 8 Department to Apply for FY 1984 Units.

   (d) Resolution - Resolution Authorizing the Leased Housing Department to Apply for 200 Section 8 Existing Units for the Project Self-Sufficiency Program.

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Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, August 9, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, August 9, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner
(arrived 9:38)

ABSENT: Preston Cook, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Louise Hall, Alice Griffith
Kay Kardosky, PHTA
Jimmie Mumphery, Hunters View
Queen Esther Pitre, Sunnydale
Dorothy Sims, Alice Griffith

3. APPROVAL OF AGENDA:

Vice President Fussell moved to approve the agenda of August 9, 1984 and Commissioner San Jule seconded the motion. The agenda of August 9, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of the regular meeting of June 28, 1984 and the special meeting of July 6, 1984 and Commissioner San Jule seconded the motion. The minutes of June 28, 1984 and July 6, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams stated that HUD has announced a new program, "Project Self Sufficiency" which will be discussed further under Item (d) - New Business.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) Law firm of Millner and McGee is handling legal matters since resignation of Connie M. Perry, Legal Counsel. Applications for counsel are being reviewed.

2) Mr. Williams stated that since the death of Mr. Al Stagnaro, Director of Facilities Management, the Authority has been accepting applications for that position. He announced the appointment of Mr. Tim Washington to the post of Director of Facilities Management. Mr. Williams introduced Mr. Washington. The Commission extended their congratulations and well wishes. President Westbrook stated that Mr. Stagnaro had a very good rapport with the tenants, which she considered to be very important in this job, and hoped that it would continue with Mr. Washington.

7. COMMITTEE REPORT:

Tenant Relations Committee - Commissioner Chuck reported that the Tenant Relations Committee met last week and the Committee continues to play the role of ombudsman bridging the needs and concerns of tenants with those of the staff. Commissioner San Jule stated that she felt that Commissioner Chuck is doing an excellent job chairing the Committee and a lot is being accomplished. She stated that at the next meeting the area managers and resident managers will be asked to attend because many of the concerns of the tenants involve the managers and resident managers.

8. REPORT OF COUNSEL:

President Westbrook noted that the Legal Action Summary report was distributed.

Mr. Williams added another item to the agenda after new business: Report from Local 390/400.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, read and submitted the report of PHTA activities. Ms. Swanson thanked staff and the commissioners for their participation and financial support at the NTO conference. She also discussed the problems they are having at the Alice Griffith Parking Lot.

President Westbrook thanked Ms. Swanson for the fine report.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2601

RESOLUTION IN SUPPORT OF PUBLIC HOUSING PROJECT
* *

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for public housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Department of Housing and Urban Development (HUD) is authorized to provide financial assistance to public housing agencies for such housing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (SFHA) AS FOLLOWS:

1. Determination of Need. The SFHA hereby determines that within its area of operation there is a need for low-income housing to meet needs not being adequately met by private enterprise.

2. Application and/or Proposal for Housing Assistance. The Executive Director of the SFHA is hereby authorized to have prepared one or more applications and/or proposals for public housing assistance for development of up to thirteen (13) dwelling units. To sign said applications and/or proposals on behalf of the SFHA and to submit them to HUD, said dwelling units to be provided as follows:

   by acquisition of up to thirteen (13) dwelling units.

3. Annual Contributions Contract (ACC). When an ACC is forwarded by HUD to the SFHA for execution by the SFHA, the President or Vice President is hereby authorized to execute such ACC on behalf of the SFHA; and the Secretary is hereby authorized to impress and attest the official SFHA seal on each ACC counterpart and submit to HUD executed counterparts and related documents as required by HUD.

4. General Depositary Agreement. The President or Vice President is hereby authorized to execute on behalf of the General Depositary Agreement(s) and/or Savings Depositary Agreement(s) each in the form approved by HUD; and the Secretary is hereby authorized to impress and attest the official SFHA seal on each counterpart and submit to HUD executed counterparts and related documents as required by HUD.

5. Funding for Project Development Cost.

   (a) In order to fund the Development Cost of housing projects pursuant to this resolution or any other resolutions as may be required by HUD, the SFHA hereby authorizes the issuance of obligations in its name at such times, in such amounts, and on such terms and conditions as HUD may direct or approve in accordance with the ACC.

(b) The President or Vice President is hereby authorized to prepare and execute such SFHA obligations; and the Secretary is hereby authorized to impress and attest the official SFHA seal, deliver the obligations to HUD or such other lenders as HUD may direct, and accept payment therefor or cause payment to be made as directed or approved by HUD in accordance with the ACC.

(c) Each such SFHA obligation shall be secured in such manner as may be provided and/or required by HUD in accordance with the ACC. All proceeds from such SFHA obligations shall be deposited and used only as approved by HUD in accordance with the ACC.

6. HUD Regulations. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, the SFHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 841 or 24 CFR 805, as appropriate, and all HUD regulations relating to the operation of public housing projects.

7. Meaning of Terms. All terms used in this resolution which are defined in the ACC have the meanings given to them in the ACC.

8. Effective Date. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

(b) RESOLUTION NO. 2602

RESOLUTION SELECTING AND APPROVING SITES IN THE CITY AND COUNTY OF SAN FRANCISCO FOR THE PURPOSE OF ACQUIRING REHABILITATED FAMILY UNITS FOR PUBLIC HOUSING PURPOSES

* *

WHEREAS, the San Francisco Redevelopment Agency offerred thirteen (13) family units to the San Francisco Housing Authority to be used as public housing;

WHEREAS, these units are located as follows:

8 - 3 Bedroom Units at 1253-57 Eddy Street, San Francisco, and
3 - 2 Bedroom Units and 2 - 3 bedroom units at 1958 Sutter Street, San Francisco, and

WHEREAS, this Authority proposed to acquire these rehabilitated units;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Sites:

   1253-57 Eddy Street, San Francisco, ASSESSORS BLOCK 748, Lots 16B and 16C and

   1958 Sutter Street, San Francisco, ASSESSORS BLOCK 677, Lot 15

   are by this Resolution found to be acceptable for the use of public housing units for families.

2. That this determination by the Commission is subject to the approvals of the Department of Housing and Urban Development and by the Board of Supervisors of the City and County of San Francisco; and

3. That the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to pursue the acquisition of the aforementioned units.

APPROVED AS TO FORM:

_____
COUNSEL

Date: _____

Mr. Williams stated that Resolutions (a) and (b) are part of the same concept. The Authority has been working with HUD and the Redevelopment Agency in trying to resolve a lawsuit instituted by some former and current residents of the Western Addition. The Authority is not involved in the lawsuit itself. One of the things proposed as part of the settlement is that the Redevelopment Agency rehabilitate two buildings and then turn them over to the Authority. Vice President Fussell asked some questions about this item which were responded to by Mr. Williams. Resolutions (a) and (b) are designed to fulfill HUD's filing requirements.

Commissioner San Jule moved to adopt Resolution No. 2601 and No. 2602 and Vice President Fussell seconded the motion. Resolution No. 2601 and No. 2601 were UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2603

RESOLUTION AUTHORIZING THE SECTION 8 DEPARTMENT TO APPLY FOR FY 1984 UNITS

* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section 8 Programs administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the San Francisco Housing Authority has been notified by the Department of Housing and Urban Development that fiscal year 1984 allocations for the Section 8 Program may be made available and that the San Francisco Housing Authority should apply for these funds; and

WHEREAS, the Executive Director of the San Francisco Housing Authority designated the Leased Housing Department as the department responsible for administering the Section 8 Program and preparing applications for Section 8 funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

I. The Leased Housing Department of the San Francisco Housing Authority is hereby authorized to submit applications to the Department of Housing and Urban Development for fiscal year 1984 funds for the Section 8 Existing Housing Program.

II. That this Resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

APPROVED AS TO FORM:

_____

Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the filing of an application to HUD for up to 50 units of existing Section 8 housing.

Commissioner Chuck moved to approve Resolution No. 2603 and Vice President Fussell seconded the motion. Resolution No. 2603 was UNANIMOUSLY APPROVED.

(d) RESOLUTION NO. 2604

RESOLUTION AUTHORIZING THE LEASED HOUSING DEPARTMENT TO APPLY FOR 200 SECTION 8 EXISTING UNITS FOR THE PROJECT SELF-SUFFICIENCY PROGRAM

* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section 8 Programs administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the San Francisco Housing Authority has been notified by the Department of Housing and Urban Development that an allocation of certificates have been set aside for Project Self-Sufficiency and that the San Francisco Housing Authority should apply for these funds; and

WHEREAS, the Executive Director of the San Francisco Housing Authority designated the Leased Housing Department as the department responsible for administering the Section 8 Program and preparing applications for Section 8 funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

I. The Leased Housing Department of the San Francisco Housing Authority is hereby authorized to submit applications to the Department of Housing and Urban Development for funds for Project Self-Sufficiency.

II. That this resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Mr. Williams stated that HUD announced a new program, Project Self-Sufficiency, which is designed to provide Section 8 assistance to single head of household. It is a program that calls for a combination of public and private resources to try and improve the life circumstances of single head of household families. This resolution will authorize the filing of the appropriate documents to HUD to get 200 Section 8 certificates. Mr. Thomas Gholson, Leased Housing Administrator, provided some informational background regarding the Section 8 program.

Commissioner San Jule moved to approve Resolution No. 2604 and Commissioner Brooks seconded the motion. Resolution No. 2604 was UNANIMOUSLY ADOPTED.

Visitors - Mr. Williams called on Mrs. Mumphery who filled out a card wishing to address the Commission. Mrs. Mumphery thanked Mr. Williams for coming out to Hunters View and stated that there were still some items that were not brought up during his visit that needed attention.

Report from Local 390/400: Mr. Williams called on Ms. Josie Abrams of Local 390/400. Ms. Abrams addressed the Commission regarding the lay-offs that will heavily impact the members of Local 390/400. She called on Mr. Wardell Jackson, Field Representative Local 390/400, who proposed some alternatives to the lay-offs. Mr. Williams requested that a written proposal be provided and Mr. Jackson stated that the proposal is forthcoming. Mr. Jackson called on Ms. Margaret Butz, Deputy Director, who expanded further on the concerns of the members of Local 390/400. No Commission action was necessary at this time.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 9, 1984 was adjourned at 10:55 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
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James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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8/23/84

August 14, 1984

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, AUGUST 23, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY August 23, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing the Execution of Amendment No. 57 (Adding Cal. 1-41) to Annual Contributions Contract No. SF-244 Providing for the Deposit of Monies Under a General Depositary Agreement: and the Issuance of Project Loan Notes and Permanent Notes.

   (b) Resolution - Resolution Authorizing the Leased Housing Department to Apply for Vouchers and Section 8 Certificates in Support of the Rental-Rehabilitation Program.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, August 23, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, August 23, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner

ABSENT: Joan San Jule, Commissioner
Preston Cook, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Patricia Acooe, Potrero
Gladys Shafford, Westside
Christine Neal, Alice Griffith
Louise Hall, Alice Griffith
Kay Kardosky, PHTA

3. APPROVAL OF AGENDA:

Vice President Fussell moved to approve the agenda of August 23, 1984 and Commissioner Brooks seconded the motion. The agenda of August 23, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of the regular meeting of August 9, 1984 and Commissioner Brooks seconded the motion. The minutes of August 9, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams stated that the following communications have been received and copies distributed to the Commission:

1) A letter dated August 3, 1984 from the Council of Large Public Housing Authorities to Secretary Pierce regarding recapturing of funds by HUD.

2) The response from HUD's general counsel to the August 3, 1984 letter.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) Staff is preparing a response to the various communications received from Local 390/400 regarding layoffs. Mr. Williams proposed that the matter be referred to the Finance Committee.

2) The Authority's response to the final audit has been distributed to the Commission. Mr. Williams responded to Vice President Fussell's inquiry regarding alternatives and how it will impact the Authority.

7. COMMITTEE REPORT:

None.

8. REPORT OF COUNSEL:

None.

President Westbrook requested that a report from the law firm currently handling the Authority's legal affairs be submitted at every other Commission meeting.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, submitted the report of PHTA activities. Ms. Swanson called special attention to the problems in Hayes Valley. President Westbrook stated that it might be appropriate for members of the Commission to meet with the Police Commissioners and staff regarding this situation. Mr. William stated that he would be drafting a letter to that effect.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2605

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 57 (ADDING CAL 1-41) TO ANNUAL CONTRIBUTIONS CONTRACT NO. 255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority" proposed (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide for the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract as amended, all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the President or Vice President is hereby authorized and directed to execute three (3) counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT&SA and the Local Authority have previously entered into a General Depositary Agreemment, form HUD 5911A dated May 29, 1969 which provides for the deposit of specified monies of ". . . one or more additional low rent housing projects . . .". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Amendment.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the contract called "Advance Notes") or permanent Notes by this Resolution authorized to be issued (or any such notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the Local Authority in anticipation of the delivery of Project Loan or Permanent Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the Local Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution; shall be signed in the name of the Local Authority by the President or Vice President; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary. Each Project Loan Note shall be in substantially the form of Form HUD-9204 and each Permanent Note shall be in substantially the form of Form HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Finance Projects and Permanently Finance Projects, respectively.

(C) Each Note issued with respect to any Project shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to such payment pursuant to the Contract and (2) by a pledge of and lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the Local Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument or any amendment thereto as executed and recorded by the Local Authority pursuant to the Contract; provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds and (2) not be foreclosable until all

Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal of the interest on each Note from other funds of the Local Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

   (1) the term "Resolution" shall mean this Resolution.

   (2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution become effective: Provided further, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution,

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Mr. Williams stated that this resolution is an amendment to the Annual Contributions Contract providing for the demolition of 440 Turk Street and allowing for the construction of the new office and 89 units of senior citizen housing. This amendment is a requirement by HUD.

Vice President Fussell moved to adopt Resolution No. 2605 and Commissioner Brooks seconded the motion. Resolution No. 2605 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 2606

****

RESOLUTION AUTHORIZING THE LEASED HOUSING DEPARTMENT TO APPLY FOR VOUCHERS AND SECTION 8 CERTIFICATES IN SUPPORT OF THE RENTAL-REHABILITATION PROGRAM

****

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section 8 Programs administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the San Francisco Housing Authority has been notified by the Department of Housing and Urban Development that 96 Housing Vouchers and 158 Section 8 Certificates have been made available to support the Rental-Rehabilitation Program; and

WHEREAS, the San Francisco Housing Authority has been notified that the Section 8 Administrative Plan and Equal Opportunity Housing Plan should be amended to incorporate special rules and regulations applicable to the Rental-Rehabilitation Program; and

WHEREAS, the Executive Director of the San Francisco Housing Authority designated the Leased Housing Department as the department responsible for administering the Section 8 Program and preparing applications for Section 8 funds.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

I. The Leased Housing Department of the San Francisco Housing Authority is hereby authorized to submit application to the Department of Housing and Urban Development for Section 8 Certificates and Vouchers in support of the Rental-Rehabilitation Program.

II. The Leased Housing Department of the San Francisco Housing Authority is hereby authorized to amend the Equal Opportunity Housing Plan and the Administrative Plan.

III. That this Resolution shall become effective immediately.

IV. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

APPROVED AS TO FORM:

_____

DATED: _____

Mr. Williams stated that this resolution authorizes the filing of an application to HUD for the Authority's participation in the rental rehabilitation program. The program provides for Section 8 certificates and vouchers. The Authority will be operating this program in conjunction with the Mayor's Office of Housing and Community Development

Vice President Fussell moved to adopt Resolution No. 2606 and Commissioner Brooks seconded the motion. Resolution No. 2606 was UNANIMOUSLY ADOPTED.

Visitors - Mr. Williams called on the following visitors who filled out cards wishing to address the Commission: Christine Neal of Alice Griffith, Gladys Shafford of Westside, and Patricia Accooe of Potrero. Ms. Accooe had taken a survey of her area and submitted a list of the matters needing the Authority's attention. President Westbrook thanked her for documenting the problems and stated that staff would follow up.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 23, 1984 was adjourned at 10:55 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

James Fussell, Jr., Vice President

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

SF
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#4
9/13/84

September 7, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, SEPTEMBER 13, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

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Carl L. Williams
Secretary/Executive Director

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9/12/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY September 13, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * * * *

1. ROLL CALL:

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Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan M. San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Resolution Authorizing Travel to Attend NAHRO'S Pacific Southwest Regional Council workshop on November 4-6, 1984 in Los Angeles, California.

(b) Resolution - Resolution Authorizing Award of Contract for Public Area Furnishings for Rosa Parks, Cal. 1-18(5).

(c) Resolution - Resolution Authorizing Award of Contract for Public Area Carpeting for Rosa Parks, Cal. 1-18(5).

(d) Resolution - Resolution Authorizing Award of Contract for Public Area Window Coverings and Apartment Window Coverings for Rosa Parks, Cal. 1-18(5).

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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9/13/84

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held: Thursday, September 13, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 13, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
Joan San Jule, Commissioner (Arrived 9:45)
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: James Fussell, Jr., Vice President

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Maybelline Hubbard, Potrero Terrace
Melvina Powell, Westside Court
Christine Neal, Alice Griffith
Mrs. Richardson, Westside
Kay Kardosky, PHTA
Mrs. Beah Stewart
Jimmie Mumphery, Hunters View

3. APPROVAL OF AGENDA:

Commissioner Chuck moved to approve the agenda of September 13, 1984 and Commissioner Brooks seconded the motion. The agenda of September 13, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of August 23, 1984 and Commissioner Brooks seconded the motion. The minutes of August 23, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to the following items:

1) Copies of the recently published Resident Handbook have been distributed to the Commission. This is a very comprehensive and informative handbook. It will be distributed to all current residents and incoming residents of public housing.

2) A copy of the memorandum from the Assistant Secretary of HUD to the HUD Area Office has been received regarding the issue

of recapture of operating subsidies. In compliance with the memorandum, Mr. Koeritz, Director of Finance, is calculating the amount, if any, that the Authority would owe the Department of Housing and Urban Development. When the calculations are completed, they will be forwarded to CLPHA which is representing and coordinating the litigation that some authorities have against HUD regarding this matter. The calculations will also be made available to the Finance Committee.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) The Commission and staff had a meeting with the Mayor regarding the Plaza West project. At that meeting, the Authority indicated to the Mayor some of the concerns raised by the HUD area office regarding the cost of the project. Staff will be meeting with the architects to determine if the project can be scaled back to meet the funding limitations of HUD.

2) President Westbrook had written a letter to the Police Commission regarding the Authority's concerns about the drug traffic in the Hayes Valley project. In response to that letter, staff will have a preliminary meeting with police personnel today, September 13 at 2:00. It is hoped that eventually there will be a meeting between the Police Commission and the Housing Authority Commission.

3) The latest vacate summary report as of 9/1/84 shows that vacancies are down to 254. Mr. Williams stated that he was pleased with the continued progress of this program.

4) At the last Commission meeting, PHTA presented a list of maintenance complaints in the Potrero area. Mr. Williams called on Mr. Tim Washington, Director of Facilities Management, to come forward and give a status report on these maintenance problems. Mr. Washington reviewed the list of complaints. President Westbrook asked, in the interest of time because of the number of complaints, that a written report responding to each of the complaints be submitted.

7. COMMITTEE REPORT:

Tenant Relations Committee - Commissioner Chuck, Chairman, stated that there will be a meeting of the Tenant Relations Committee, Monday, September 24. He also noted that there is now a Rosa Parks Implementation Committee which is an advisory committee hoping to involve and encourage citizen participation. Dr. H. Weinstein is the chairperson. There are seven working subcommittees. Commissioner San Jule expressed her interest in working on that committee.

8. REPORT OF COUNSEL:

Mr. Williams called on Otis McGee of Millner & McGee, the law firm who is currently handling the Authority's legal affairs. Mr. McGee provided a review of the legal matters that his law firm is handling for the Authority.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, was absent and a written report of PHTA activities was not submitted.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2607

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA, NOVEMBER 4-6, 1984 TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL FALL WORKSHOP

* *

WHEREAS, the NAHRO Pacific Southwest Regional Council will be holding its fall workshop, November 4-6, 1984 in Los Angeles, California; and

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, the Executive Director, Carl L. Williams, has been invited to serve as a panelist on in-depth discussions concerning the partnership of public and private resources to reduce housing costs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director be authorized to travel to Los Angeles, California, November 4-6, 1984 for the purpose of attending the NAHRO Pacific Southwest Regional Council workshop.

2. That travel be in conformance with the rules and regulations of the travel policy of this Authority.

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date:_____

Mr. Williams stated that this resolution authorizes his travel to Los Angeles, California, November 4-6, 1984 to attend NAHRO's Pacific Southwest Regional Council workshop where he has been asked to serve as a panelist.

Commissioner Cook moved to adopt Resolution No. 2607 and Commissioner Brooks seconded the motion. Resolution No. 2607 was UNANIMOUSLY ADOPTED.

(b)

RESOLUTION NO. 2608
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR PUBLIC AREA FURNISHINGS FOR ROSA PARKS, CAL 1-18(5)

WHEREAS, on July 23, 1984, this Authority advertised for bids for public area furnishings for Rosa Parks Senior Apartments, CAL 1-18(5) and;

WHEREAS, on August 17, 1984, the one following bid was received for the work, publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Robert Morry, Inc.	$72,393.96

WHEREAS, the Authority has evaluated this bid and determined that funds are available for this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. A contract for the work be awarded to Robert Morry, Inc. in the amount of $72,393.96.

II. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Legal Counsel

Mr. Williams stated that the next three resolutions have to do with awarding contracts for Rosa Parks. This resolution is regarding the furnishings in the public areas. The Finance Committee had some questions regarding the price of the furnishings. In response to that, a list of furnishings has been provided. Mr. Williams stated that the final price will be reduced and was so noted on the list. A very lengthy discussion followed. The Commission expressed their concerns regarding the prices of some of the furnishings. President Westbrook appointed Commissioners Cook, San Jule and Brooks to a committee to go over the furniture with the contractor.

After further discussions, Commissioner Cook moved to adopt Resolution No. 2608 with the provision that the committee appointed by President Westbrook meet with Robert Morry, Inc. to look at the furnishings and make adjustments if necessary. Commissioner Brooks seconded the motion. Resolution No. 2608 was UNANIMOUSLY ADOPTED with the above provision.

(c)

RESOLUTION NO. 2609
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR PUBLIC AREA CARPETING FOR ROSA PARKS, CAL 1-18-(5)

WHEREAS, on July 16, 1984, this Authority advertised for bids for public area carpeting for Rosa Parks Senior Apartments, CAL 1-18(5) and;

WHEREAS, on August 21, 1984, the following bids were received for the work, publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Logan's Floor Covering	$17,500.00
2. Kinney/Bernardi, Inc.	$19,461.00
3. Conklin Brothers	$20,437.00

WHEREAS, the Authority has evaluated the bids, and determined that funds are available for this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. A contract for the work be awarded to Logan's Floor Company in the amount of $17,500.00.

II. That the Secretary/Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Legal Counsel

Date_____

Mr. Williams stated that this resolution will approve the awarding of a contract for public area carpeting in Rosa Parks. President Westbrook requested that runners also be obtained and placed in areas where there is heavy traffic.

Commissioner San Jule moved to adopt Resolution No. 2609 and Commissioner Chuck seconded the motion. Resolution No. 2609 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2610

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR PUBLIC AREA AND APARTMENT WINDOW COVERING FOR ROSA PARKS, CAL 1-18(5)

* *

WHEREAS, on August 13, 1984, this Authority advertised for bids for public area and apartment window coverings for Rosa Parks Senior Apartments, CAL 1-18(5); and

WHEREAS, on August 23, 1984, the following bids were received for the work, publicly opened and read aloud:

Bidders	Bid Amount
1. American Draperies	$49,700.00
2. Moman's Interiors	$58,999.00

WHEREAS, the Authority has evaluated the bids, and determined that funds are available for this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. A contract for the work be awarded to American Draperies in the amount of $49,700.00

II. That the Secretary/Executive Director is authorized and is directed to execute a contract with the abovementioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Legal Counsel

Date_____

Mr. Williams stated that this resolution approves the awarding of a contract for window coverings in the public area and the apartments in Rosa Parks.

Commissioner San Jule moved to adopt Resolution No. 2610 and Commissioner Brooks seconded the motion. Resolution No. 2610 was UNANIMOUSLY ADOPTED.

12. ADJOURNMENT:

There being no further business to come before the Commission, The meeting of September 13, 1984 was adjourned at 10:30 a.m.

_____
ELOUISE WESTBROOK, President

Carl L. Williams
CARL L. WILLIAMS
Secretary/Executive Director

Preston Cook

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

September 25, 1984

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PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M, THURSDAY, SEPTEMBER 27, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY September 27, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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TENTATIVE AGENDA

* * * * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing the Transfer of Funds in the Amount not to Exceed $200,000 from the Section 8 Existing Housing Program Operating Reserve Account to the Low Rent Conventional Housing Program.

   (b) Resolution - Resolution Authorizing the Transfer of Administrative Fees Earned on the Wharf Plaza II and Northridge Section 8 11-B Contracts to Miscellaneous Fund.

   (c) Resolution - Resolution Authorizing the Transfer of Funds from the Authority's Miscellaneous Fund to the General Fund for Reimbursement of Preliminary Costs Incurred for Project Cal. 1-38.

   (d) Resolution - Resolution Authorizing the Transfer of Funds from the Authority's Miscellaneous Fund to the General Fund for Reimbursement of Preliminary Costs Incurred for Project Cal. 1-40.

11. NEW BUSINESS: (Continued)

(e) Resolution - Resolution Authorizing the Sale, Issuance and Delivery of Project notes and the Execution of Requisition Agreements.

(f) Resolution - Resolution Authorizing the Execution of Financing Agreement and Determining to Act as Issuing Agent.

(g) Resolution - Resolution Authorizing the Executive Director to Execute an Agreement with Local 390/400 Representing Employees of the San Francisco Housing Authority.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, September 27, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 27, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by Vice President Fussell at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: James Fussell, Jr. Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: Elouise Westbrook, President

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Cleola Richardson, Westside Courts
Elizabeth McClain, Northridge Road
Willie Benson, Westbrook Apartments
Dollie Smith, Westbrook Apartments
Kay Kardosky, PHTA/Sunnydale
Dorothy James, Westbrook Apartments
Jimmie Mumphery, Hunters View
Evelyn Hartsey, Westbrook Apartments
Mrs. Brown, Hunters View
Vanessa McClain, Hunters View
Colena Low, Westbrook Apartments
Frankie Gates, Hunters Point
Nofoaluma Tuiasosopo, Sunnydale

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of September 27, 1984 and Commissioner Chuck seconded the motion. The agenda of September 27, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of September 13, 1984 and Commissioner Brooks seconded the motion. The minutes of September 13, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams stated that the Authority's attorneys in Washington D.C. who are working on the Aspen project has received word from HUD central office basically approving this project. Documents have to come from the local HUD area office in order to finalize it. Staff has been working with the area office and it is expected that will be done within the next week. When that happens then the project will be approved as far as HUD is concerned. Mr. Williams noted that he was pleased with that but it has taken a lot longer than expected.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported that he, Commander Troy Dangerfield and Jim Williams met with Frank Jordan, Captain of the Northern Police Station regarding the situation in Hayes Valley. The northern station has jurisdiction over the Hayes Valley area. There will be extensive police presence in Hayes Valley beginning today, September 27 continuing through the month of October. Hopefully the increased police presence and surveillance will curtail drug trafficking in the Hayes Valley project. Mr. Williams further stated that he is still working on trying to set up a joint meeting between the Police Commission and the SFHA Commission.

7. COMMITTEE REPORT:

Tenant Relations Committee - Commissioner Chuck, Chairman, stated that there was a meeting of the Tenant Relations Committee, Monday, September 24. There is nothing special to report.

Finance Committee - Commissioner Cook reported that the Finance Committee met September 25 and reviewed Resolutions (a) through (f). The committee is recommending approval of these resolutions.

8. REPORT OF COUNSEL:

None. Mr. Williams stated that as requested, counsel will appear at every other commission meeting. They will be present at the next meeting. Mr. Williams further stated that interviews for the legal counsel position have been held. He will be interviewing the three finalists that the interview panel has recommended. It is possible that by the next commission meeting, he can announce his recommendation.

9. TENANT REPRESENTATIVE REPORT:

Vice President Fussell noted that the Report of PHTA Activities has been received and called on Mary Swanson, President of PHTA, for any further comments. Ms. Swanson called attention to the information distributed regarding Proposition 41 concerning the cutbacks in state grants. She also raised some concerns about the follow up to matters discussed at the Tenant Relations Committee and Commission meetings. Vice President Fussell asked if PHTA could document and monitor these discussions. Then, it would be easier to trace if there is any follow up.

10. UNFINISHED BUSINESS:

none

11. NEW BUSINESS:

(a) RESOLUTION NO. 2611

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS IN THE AMOUNT NOT TO EXCEED $200,000 FROM THE SECTION 8 EXISTING HOUSING PROGRAM OPERATING RESERVE ACCOUNT TO THE LOW RENT CONVENTIONAL HOUSING PROGRAM

* *

WHEREAS, in February 1967, HUD notified the Authority of its approval for application of the Western Addition Area A-2 Proposed Scattered Public Housing Sites; and

WHEREAS, the Commission, on August 27, 1970, adopted Resolution No. 1750 approving the development program for Low Rent Housing Project Cal. 1-26; and

WHEREAS, for a variety of reasons, the Housing Authority could not implement this contract; and

WHEREAS, the Authority incurred $181,915.23 in preliminary costs for the planning and development of project Cal. 1-26; and

WHEREAS, the terms and conditions of the Annual Contributions Contract, Part II, Section 406(b) and HUD Handbook 7417.1 relative to implementing the public housing development regulations forbids the use of Low Rent Housing Program funds for these costs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is hereby authorized to transfer $181,915.23 from Section 8 Existing Housing Program Operating Reserve Account to the Low Rent Conventional Housing Program for the reimbursement of these planning and development costs, and

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

(b) RESOLUTION NO. 2612

RESOLUTION AUTHORIZING THE TRANSFER OF ADMINISTRATIVE FEES EARNED ON THE WHARF PLAZA II AND NORTHRIDGE SECTION 8 11-B CONTRACTS TO THE MISCELLANEOUS FUND

* *

WHEREAS, the Commission, by Resolution No. 2489, dated October 14, 1982, established the policy for the use of funds earned from administering Section 8 projects financed with 11-B tax exempt obligations and;

WHEREAS, the first year's contract on Wharf Plaza II ended December 31, 1983 resulting in a $48,632.00 Administrative Fee Earned and;

WHEREAS, the first year's contract on Northridge ended June 30, 1984 resulting in a $39,954.00 Administrative Fee Earned.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is authorized to do whatever is necessary to execute the transfer of $43,800.00 from the Wharf Plaza II Contract Administrative Fee Earned to the Miscellaneous Fund and;

2. The Executive Director is authorized to do whatever is necessary to execute the transfer of $36,000.00 from the Northridge Contract Administrative Fee Earned to the Miscellaneous Fund and;

3. This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

(c) RESOLUTION NO. 2613

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE AUTHORITY'S MISCELLANEOUS FUND TO THE GENERAL FUND FOR REIMBURSEMENT OF PRELIMINARY COSTS INCURRED FOR PROJECT CAL 1-38

* *

WHEREAS, the Commission, by Resolution No. 1783 and dated April 22, 1971, approved the proposal for project CAL 1-38 and;

WHEREAS, for a variety of reasons, the Authority could not implement this contract and;

WHEREAS, the Authority incurred $32,584.94 preliminary costs for the planning and development of project CAL 1-38 and;

WHEREAS, the terms and conditions of the Annual Contributions Contract, Part II, Section 406(B) and HUD Handbook 7417.1 relative to implementing the public housing development regulations forbids the use of Low Rent Housing Program funds for these costs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is hereby authorized to transfer $32,584.94 from the Miscellaneous Fund to the General Fund for reimbursement of these planning and development costs, and

2. This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Dated: _____

(d) RESOLUTION NO. 2614

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE AUTHORITY'S MISCELLANEOUS FUND TO THE GENERAL FUND FOR REIMBURSEMENT OF PRELIMINARY COSTS INCURRED FOR PROJECT CAL 1-40

* *

WHEREAS, the Commission, by Resolution No. 2187, and dated August 17, 1978 approved Amendment No. 40 to the Annual Contributions Contract for project No. CAL 1-40 and;

WHEREAS, for a variety of reasons, the Authority could not implement this contract and;

WHEREAS, the Authority incurred $39,201.79 preliminary costs for the planning and development of project CAL 1-40 and;

WHEREAS, the terms and conditions of the Annual Contributions Contract, Part II, Section 406(B) and HUD Handbook 7417.1 relative to implementing the public housing development regulations forbids the use of Low Rent Housing Program funds for these costs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is hereby authorized to transfer $39,201.79 from the Miscellaneous Fund to the General Fund for reimbursement of these planning and development costs, and

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Vice President Fussell stated that the Finance Committee recommended that Resolutions (a) through (d) be combined. These resolutions have to do with the transfer of funds. He asked how the transfer of funds would affect the miscellaneous fund balance. Commissioner San Jule also asked about the usage of the miscellaneous fund. Mr. Koeritz, Director of Finance, answered their questions.

Vice President Fussell moved to combine Resolutions (a) through (d) and Commissioner Cook seconded the motion. The motion was UNANIMOUSLY ADOPTED. Commissioner Cook moved to adopt Resolution No. 2611, No. 2612, No. 2613 and No. 2614 and Commissioner Brooks seconded the motion. Resolution No. 2611, No. 2612, No. 2613 and No. 2614 were UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 2615

RESOLUTION AUTHORIZING THE SALE, ISSUANCE AND DELIVERY OF PROJECT NOTES AND THE EXECUTION OF REQUISITION AGREEMENTS

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Issuing Agent"), acting on behalf of and for the Public Housing Agencies (herein called "PHAs") pursuant to that certain agreement entitled "Financing Agreement" entered into by and between a group of PHAs (each of which is herein called "Member PHA") as of September 27, 1984 (which agreement as the same may from time to time be amended by the addition or exclusion of a Member PHA or any Contract of a Member PHA, is herein called "Financing Agreement"), proposes to issue negotiable short-term notes herein called "Project Notes" (in the Annual Contributions Contract called "Temporary Notes") as hereinafter provided. Each Member PHA has entered into one or more Annual Contributions Contracts (herein called the "Contract") with the United States of America (herein called the "Government") providing for assistance by the Government in the financing of low-rent or Indian housing projects;

NOW, THEREFORE, BE IT RESOLVED by the Issuing Agent as follows:

Section 1. The Issuing Agent, through its officers and employees and pursuant to the Financing Agreement, hereby authorizes the issuance of Project Notes on behalf of and for the Member PHAs for purchase by the public from time to time and to be outstanding at any one time in amounts which shall not exceed the aggregate Estimated Total Development Cost specified in the Contracts of the Member PHAs.

Section 2a. The Department of Housing and Urban Development (herein called "HUD") is hereby authorized and directed to advertise from time to time the public sale of Project Notes of the Issuing Agent, acting on behalf of and for the Member PHAs, by causing the publication of a Notice of Sale thereof in the Daily Bond Buyer, a financial newspaper published in the City of New York, New York. The Secretary of the Issuing Agent shall publish the Notice of Sale locally pursuant to state law, if required. The Notice of Sale shall be published prior to such sale and shall be comparable to Form HUD-9001. Each Notice of Sale shall be published at intervals in accordance with a schedule of advertising arranged in cooperation with the Government. Each separate issue of Project Notes advertised for sale shall be numbered in consecutive series.

b. Each proposal submitted for all or part of any series of Project Notes shall be in substantially the form of HUD-9002, which is incorporated herein by reference.

Section 3a. The Government, through the Regional Administrator or his designee in the Regional Office having jurisdiction over the Issuing Agent, is authorized to act on behalf of the Issuing Agent to receive, open and review all proposals which are received for the purchase of Project Notes on each date and at the time and place specified in the duly published Notice of Sale for the Project Notes listed therein. Upon completion of the review, the contents of all proposals shall be communicated by telephone to the HUD Central Office with a recommendation for award; and

b. HUD is hereby authorized to award the Project Notes at the lowest interest rate or rates not in the excess of the rate per annum permissible under state law offered in the proposal without reference to premiums; provided, that as among proposals specifiying the same lowest rate, awards shall be made on the basis of the highest premium offered. The Regional Administrator or his designee shall promptly notify the Issuing Agent and each successful bidder by telephone of the principal amount of Project Notes so awarded to such bidder, such notification to be confirmed later in writing.

Section 4. The Issuing Agent shall issue Project Notes in consecutive series in book-entry form subject to the provisions of Section 5. Each series of Project Notes that is issued shall consist of one or more Master Project Notes representing all or substantially all of a particular issue. Master Notes shall be in substantially the form of HUD-9305, which is incorporated herein by reference. The Master Project Notes shall be issued in registered form and shall be held in custody by the registered holder until maturity in accordance with Section 7. Master Notes are divisible into Project Notes, which are available in minimum denomination of $1,000 or in multiples thereof. Each series of Project Notes shall be dated not later than the date on which they are to be delivered to the original purchaser by an electronic book-entry securities transfer system, shall mature within a term not to exceed 24 months from such date, shall bear interest at the rate(s) per annum fixed in the proposal(s) accepted for the purchase of such Notes, and shall be secured by a "Requisition Agreement" in substantially the form of HUD-9306, which is to be entered into between the Issuing Agent and the Government and which is incorporated herein by reference.

Section 5. The Issuing Agent may issue Project Notes in physical form only if requested to do so at the time of original issue. Such Notes shall be in substantially the same form as HUD-9305 but shall be payable to bearer unless their term exceeds one year in which case they shall be issued in registered form. Project Notes in physical form shall be issued through a Central Registrar of the Project Notes. The Central Registrar, on behalf of the Issuing Agent and Member PHAs, shall perform such other duties in connection with Project Notes in book-entry and physical form as are necessary and appropriate, which duties are enumerated in a contract by and between the Central Registrar and HUD.

Section 6. For the punctual payment of the principal of and interest on each series of Project Notes, the Issuing Agent acting on behalf and for the Member PHAs hereby expressly and irrevocably promises to effect payment to the Fiscal Agent of any sums which may be received from the Government pursuant to the Requisition Agreement relating to such series of Project Notes and each such Requisition Agreement when executed by the Government is hereby declared to be and is hereby assigned by each Member PHA for the benefit of the holder or holders from time to time of such series of Project Notes. All annual contributions and residual receipts (as defined in the Contract) authorized by the Contract to be applied to the payment of Project Loan Notes (referred to in the Contract as "Advance Notes"), Permanent, and Project Notes (referred to in the Contract as "Temporary Notes") issued in connection with the projects are hereby pledged to secure the payment of the principal and interest to maturity on each series of Project Notes, and each Issuing Agent acting on behalf and for the Member PHAs hereby authorizes and directs the Government to make such annual contributions available for such payment promptly. The pledge and the lien created thereby shall cease

and terminate as to any series of Project Notes when monies are deposited with the Fiscal Agent not later than the maturity date of such notes.

Section 7. The Federal Reserve Bank of New York is hereby designated as Fiscal Agent for all Project Notes to be issued by the Issuing Agent and shall be registered holder of all Master Project Notes. The Fiscal Agent is further authorized and directed to pay principal and interest on the Project Notes at maturity through Fed Wire securities transfer messages and to perform such other duties in connection with the issue of Project Notes as are necessary and appropriate, which duties are enumerated in a contract between HUD and the Fiscal Agent.

Section 8. Each Project Note issued pursuant hereto shall be executed in the name of the Issuing Agent by the manual or facsimile signature of the President, and the Secretary of the Issuing Agent is authorized to cause the seal of the Issuing Agent to be impressed, imprinted or reproduced thereon and to attest such sealing. The aforesaid officers shall take all other actions ncessary to complete delivery of any Project Notes which may be awarded. There shall be transmitted to the Central Registrar: a) a Letter of Instructions executed by the Secretary and in substantially the form of HUD-9004 which is incorporated herein by reference, b) a Signature Certificate and Receipt in substantially the form of HUD-9005 which is incorporated herein by reference, and c) the Master Project Note(s) and the Project Notes in physical form, if any. The Central Registrar shall authenticate, register and deliver the Master Project Note(s) to the Fiscal Agent. Project Notes in physical form shall be similarly authenticated and delivered to purchasers in accordance with the Letter of Instructions.

Section 9. Each Requisition Agreement securing one or more series of Project Notes shall be executed in the name of the Issuing Agent by the manual or facsimile signature of the President and the Secretary of the Issuing Agent is authorized and directed to cause the seal of the Issuing Agent to be impressed, imprinted or reproduced thereon and to attest the same.

Section 10. The Secretary of the Issuing Agent is hereby authorized and directed to apply th premiums received from the sale of each series of Project Notes to the reduction of costs incurred by the Issuing Agent before requiring reimbursement from the Member PHAs. To the extent that such premiums exceed such costs, the amount of such excess shall be distributed to the Member PHAs in the same proportion as required in respect to reimbursement of such costs, as set forth in the Financing Agreement.

Section 11. The Secretary of the Issuing Agent is hereby authorized and directed to apply the proceeds from the sale of each series of Project Notes equal to the portion issued on behalf of each Member PHA, First, to the payment of principal of and interest on any outstanding Project Notes of such Member PHA which are refunded by such series of Project Notes; Second, to the payment held by the Government which are refunded by such series of Project Notes; and Third, to the payment of any balance to such Member PHA.

Section 12. The Issuing Agent, pursuant to the authority delegated to it by the Financing Agreement, hereby convenants with the holders from time to time of any Project Notes issued under the Resolution that it will not amend this Resolution in any way which would limit or alter the rights of such holders under Section 6 thereof or otherwise impair the rights and remedies of such holders until such Project Notes, together

with interest thereon, and all costs, expenses and damages in connection with any action or proceedings by or on behalf of such holders, are fully met and discharged.

Section 13. This Resolution shall take effect _____
_____

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution is a new format from HUD regarding a change in their policy in terms of the handling of project notes. It does not have any fiscal impact on the Authority but the Authority is required to execute a resolution to incorporate these changes. Mr. Williams stated that legal counsel Otis McGee reviewed this resolution and reported that there is no liability to be incurred by the Authority with respect to this.

Commissioner Cook moved to adopt Resolution No. 2615 and Commissioner Chuck seconded the motion. Resolution No. 2615 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 2616

RESOLUTION AUTHORIZING THE EXECUTION OF FINANCING AGREEMENT AND DETERMINING TO ACT AS ISSUING AGENT

* * * * * * * * * * * * * * * * * * * *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "PHA") is a public body corporate and politic, duly organized and existing pursuant to the Housing Authorities Law of California (herein called the "Housing Authorities Law"); and

WHEREAS, the PHA has entered into an Annual Contributions Contract (which contract or any contract in substitution thereof together with any supplements thereto or amendments or waivers of any provisions thereof, is herein called the "Contract") with the United States of America (herein called the "Government"), covering the development and operation of one or more low-rent housing or Indian projects, as follows:

SF-255, dated August 27, 1964, as amended

WHEREAS, the Contract provides that the PHA may, as approved by the Government, obtain loans from others than the Government, which loans may be evidenced by Project Notes (referred to in the Contract as "Temporary Notes") and Bonds of the Local Authority; and

WHEREAS, the Housing Authorities Law authorizes any two or more PHAs to cooperate with one another in the exercise of their powers and for such purpose a PHA may by resolution authorize any other PHA so cooperating with it to act in its behalf with respect to any or all powers; and

WHEREAS, the PHA desires to cooperate with other PHAs duly organized and existing pursuant to the Housing Authorities Law for the purpose of financing their respective low-rent housing or Indian projects undertaken with the financial assistance of the Government; and

WHEREAS, such cooperative financing will result in savings and promote economy in the performance of the necessary financing functions of the PHA;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

Section 1. The President of the Board of Commissioners of the PHA hereby determines to enter into an agreement providing for cooperative financing between and among those PHAs which from time to time become parties thereto and to cooperate with such PHAs in the exercise of appropriate powers for the purpose of collectively financing low-rent housing or Indian projects. The agreement shall be in the form of the "Financing Agreement," which is attached hereto and made a part of this resolution.

Section 2. Pursuant to the request of those PHAs that have agreed to become parties to the Financing Agreement, the PHA hereby consents and agrees to act in the capacity of "Issuing Agent" and to exercise on behalf of those PHAs that may become parties to the Financing Agreement all those powers vested and delegated to the Issuing Agent by the Financing Agreement. For this purpose, the PHA while acting as the Issuing Agent hereby authorizes its proper officers to act in its behalf with respect to all the powers prescribed in the Financing

Agreement. The President of the Board of Commissioners of the PHA may from time to time permit any other PHA and/or Annual Contributions Contract to be added to or excluded from the terms of the Financing Agreement and for such purpose is hereby authorized to accept in the name and on behalf of the PHA any Notice received pursuant to Section 17 of the Financing Agreement.

Section 3. The Financing Agreement is hereby approved and accepted both as to form and substance and the proper officers of the PHA are hereby authorized and directed to execute said Financing Agreement in one or more original counterparts on behalf of the PHA and to impress and attest the official seal of the PHA on each such counterpart of said Financing Agreement.

Section 4. The Financing Agreement shall be in substantially the following form:

See attached HUD Form 9302
(Rev. 8/84)

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that the Authority acts as issuing agent for project notes for several housing authorities. This resolution is in regard to a number of changes made by HUD in the mechanics of issuing these notes.

Commissioner Cook moved to adopt Resolution No. 2616 and Commissioner Chuck seconded the motion. Resolution No. 2616 was UNANIMOUSLY ADOPTED.

HUD-9302
(Revised 8/84)

FINANCING AGREEMENT NO.

with

as

ISSUING AGENT

This Agreement entered into this __ day of _____ 19__, between _____ and _____ and such other Public Housing Agencies ("PHAs") which, pursuant to Section 17 hereof, join in and become parties hereto; WITNESSETH:

WHEREAS, each of the parties hereto is a housing agency of the designated Indian Tribe or City or County of the State or Commonwealth of _____ and a public body corporate and politic duly organized and existing pursuant to _____ _____ as amended and supplemented to the date of this Agreement (herein called "Housing Authorities Law"); and

WHEREAS, each housing agency (hereinafter called "PHA") is developing and/or operating one or more low-rent or Indian housing projects with the financial assistance of the United States of America (herein called the "Government") pursuant to an Annual Contributions Contract (herein called the "Contract") between such PHA and the Government under authority of the Housing Authorities Law and the United States Housing Act of 1937, as amended; and

WHEREAS, the Contract provides that the PHA may, as approved by the Government, obtain loans from others than the Government, which loans may be evidenced by Project Notes (referred to in the Contract as "Temporary Notes") and Bonds; and

WHEREAS, the Housing Authorities Law authorizes any two or more PHAs to cooperate with one another in the exercise of their powers and for such purpose a PHA may by resolution authorize any other PHA so cooperating with it to act in its behalf with respect to any or all powers; and

pursuant to the Housing Authorities Law indicated by valid resolution its determination to cooperate with one another in financing of its respective projects on the terms and conditions provided herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the parties hereto (herein called "Member PHA") agree as follows:

Section 1. Each PHA is developing and operating one or more low-rent or Indian housing projects with financial assistance of the Government pursuant to a Contract with the Government, as follows:

Housing Authority	Annual Contributions Contract No. and Date

and such other Contracts as may be added hereto pursuant to Section 17 hereof.

Sec. 2. Each Member PHA shall cooperate with each other Member PHA and the Issuing Agent in the exercise of its powers for the purpose of collectively financing its respective projects covered by the Annual Contributions Contracts referred to herein, as such Contracts may be modified or amended from time to time, and for such purpose hereby prescribes and authorizes _____ _____ _____ (herein called the "Issuing Agent") to act in its behalf with respect to all powers as may be necessary or convenient and as fully as it may act in its own name with respect to such powers, except as expressly limited by this Agreement. In the exercise of the powers herein prescribed and authorized the Issuing Agent may delegate any of such powers to its agents, officers and employees as fully as if such powers were exercised solely in its own behalf.

Sec. 3. Each Member PHA hereby determines to incur an indebtedness not in excess of the aggregate Estimated Total Development Cost of its respective projects as may be specified in its Annual Contributions Contract. For such purpose and solely in order to provide funds to pay expenses incurred or to be incurred pursuant to the Annual Contributions Contracts or to refund, renew or extend outstanding obligations issued in connection therewith, the Issuing Agent shall obtain funds from

others than the Government and for such purposes may issue and have outstanding at any one time negotiable notes (herein called "Project Notes" and in the Contract called "Temporary Notes") and bonds (herein called "Bonds") for purchase by the public from time to time in amounts which shall not exceed the aggregate Estimated Total Development Cost of all the projects as specified in all such Annual Contributions Contracts.

Sec. 4.a. The Department of Housing and Urban Development (herein called "HUD") is hereby authorized and directed to advertise from time to time the public sale of Project Notes or issues of Bonds of the Issuing Agent, acting on behalf of and for the Member PHAs, by causing the publication of a Notice of Sale thereof in the Daily Bond Buyer, a financial newspaper published in the City of New York, New York. The _____ of the Issuing Agent shall publish the Notice of Sale locally pursuant to State law if required. The Notice of Sale shall be published prior to such sale and shall be comparable to Form HUD-9001. Each Notice of Sale shall be published at intervals in accordance with a schedule of advertising arranged in cooperation with the Government. Each separate issue of Project Notes advertised for sale shall be numbered in consecutive series; and

b. Each proposal submitted for all or a part of any series of Project Notes or Bonds shall be in substantially the form of HUD-9002, which is incorporated herein by reference.

Sec. 5.a. The Government, through the Regional Administrator or his designee in the Regional Office having jurisdiction over the Issuing Agent, is authorized to act on behalf of the Issuing Agent to receive, open and review all proposals which are received for the purchase of Project Notes or Bonds on each date and at the time and place specified in the duly published Notice of Sale for the Project Notes listed therein. Upon completion of the review, the contents of all proposals shall be communicated by telephone to the HUD Central Office with a recommendation for award; and

b. HUD is hereby authorized to award the Project Notes or Bonds at the lowest interest rate or rates not in excess of the rate per annum permissible under State law offered in the proposal without reference to premiums; Provided, that as among proposals specifying the same lowest interest rate, awards shall be made on the basis of the highest premium offered. The Regional Administrator or his designee shall promptly notify the Issuing Agent and each successful bidder by telephone of the

principal amount of Project Notes so awarded to such bidder, such notification to be confirmed later in writing.

Sec. 6. The Issuing Agent shall issue Project Notes in consecutive series in book-entry form subject to the provisions of Section 7. Each series of Project Notes that is issued shall consist of one or more Master Project Notes representing all or substantially all of a particular issue. Master Project Notes shall be in substantially the form of HUD-9305, which is incorporated herein by reference. The Master Project Notes shall be issued in registered form and shall be held in custody by the registered holder until maturity. Master Project Notes are divisible into Project Notes, which are available in a minimum denomination of $1,000 or in multiples thereof. Each series of Project Notes shall be dated not later than the date on which they are to be delivered by an electronic book-entry securities transfer system to the original purchaser, shall mature within a term not to exceed 24 months from such date, shall bear interest at the rate per annum fixed in the proposal accepted for the purchase of such Notes, and shall be secured by a "Requisition Agreement" in substantially the form of HUD-9306, which is to be entered into between the Issuing Agent and the Government and which is incorporated herein by reference.

Sec. 7. The Issuing Agent may issue Project Notes in physical form only if requested to do so at the time of original issue. Such Notes shall be in substantially the same form as HUD-9305 but shall be payable to bearer unless their term exceeds one year in which case they shall be issued in registered form. Project Notes in physical form shall be issued through a Central Registrar of the Project Notes. The Central Registrar, on behalf of the Issuing Agent and Member PHAs, shall perform such other duties in connection with the Project Notes in book-entry and physical form as are necessary and appropriate, which duties are enumerated in a contract by and between the Central Registrar and HUD.

Sec. 8. For the punctual payment of the principal of and interest on each series of Project Notes, each PHA hereby expressly and irrevocably promises to effect payment to the Fiscal Agent of any sums which may be received from the Government pursuant to the Requisition Agreement relating to such series of Project Notes and each such Requisition Agreement when executed by the Government is hereby declared to be and is hereby assigned by each PHA for the benefit of the holder or holders from time to time of such series of Project Notes. All annual contributions and residual receipts (as defined in the Contract)

authorized by the Contract to be applied to the payment of Project Loan Notes (referred to in the Contract as "Advance Notes"), Permanent, and Project Notes (referred to in the Contract as "Temporary Notes") issued in connection with the projects are hereby pledged to secure the payment of the principal and interest to maturity on each series of Project Notes, and each PHA hereby authorizes and directs the Government to make such annual contributions available for such payment promptly. The pledge and the lien created thereby shall cease and terminate as to any series of Project Notes when monies are deposited with the Fiscal Agent not later than the maturity date of such Notes.

Sec. 9. The _____ is hereby designated as Fiscal Agent for all Project Notes to be issued by the Issuing Agent and shall be the registered holder of all Master Project Notes. The Fiscal Agent is further authorized and directed to pay to the original purchasers principal and interest on the Project Notes at maturity through Fed Wire securities transfer messages and to perform such other duties in connection with the issue of Project Notes as are necessary and appropriate, which duties are enumerated in the contract between HUD and the Fiscal Agent.

Sec. 10. Promptly upon the delivery of each series of Project Notes and issue of Bonds and periodically, but not less often than annually, thereafter as the Issuing Agent may require, the Issuing Agent shall be reimbursed for the actual costs incurred in the sale, delivery and servicing of such Notes and Bonds during such period. Each PHA shall reimburse the Issuing Agent for such costs in the proportion which the principal amount of such Notes or Bonds issued on behalf of such Member PHA bears to the total principal amount of such series of Notes or issue of Bonds.

Sec. 11. The amount of the proceeds from the sale of each series Project Notes equal to the portion thereof issued on behalf of each Member PHA shall be applied by the Issuing Agent, First, to the payment of principal of and interest on any Outstanding Project Notes of such Member PHA which are refunded by such series of Project Notes; Second, to the payment of principal of and interest on Notes of such Member PHA then held by the Government which are refunded by such series of Project Notes; and Third, to the payment of any balance to such Member

PHA. Accrued interest received on account of any series of Projects Notes shall be paid to the Central Registrar and applied to the payment of interest on such series at the maturity thereof. Premiums received from the sale of each series of Project Notes shall be applied to the reduction of costs incurred by the Issuing Agent before requiring reimbursement from the Member PHAs. To the extent that such premiums exceed such costs, the amount of such excess shall be distributed to the Member PHAs in the same proportion as is required in respect to reimbursement of such costs, unless other distribution is approved by the Government.

Sec. 12. The total interest on each series of Project Notes shall be charged to each PHA in the proportion which the portion of the principal amount of such series issued on behalf of such Member PHA bears to the total principal amount of such series. Each Member PHA, on or prior to the maturity date of any series of Project Notes, shall pay an amount equal to the sum of its portion of the interest accruing on such series, plus the amount by which the portion of the principal amount (together with interest thereon to maturity) of such series issued in its behalf exceeds the portion of the principal amount of succeeding series of Project Notes (issued to refund such series) issued on its behalf. Such payments may be made through the Government as may be appropriate at the time such payments are made.

Sec. 13. Each issue of Bonds shall be authorized by resolution of the Issuing Agent, shall be executed in the name of the Issuing Agent and shall be issued in the form and manner as may be authorized from time to time by the Housing Authorities Law and the Contract: Provided, That the Bonds shall be payable solely and only from the accruing annual contributions and residual receipts (as such terms are defined in the Contract) of permanently financed projects (as defined in the Contract). The Government is hereby authorized and directed to pay all accruing annual contributions which may be pledged to the payment of the Bonds to the Fiscal Agent designated in the resolutions authorizing the Bonds.

Sec. 14. Whenever funds shall have been deposited by or on behalf of any Member PHA with the Fiscal Agent for the purpose and in an amount sufficient to pay the principal amount of Bonds (together with interest thereon and any redemption premium) outstanding in respect to such Member PHA, no further deposits shall be made with the Fiscal Agent for or on behalf of such Member PHA. Each Member PHA shall be fully credited with advance amortization of Bonds resulting from deposits directly attributable to such Member PHA. Advance amortization attributable to Bond premiums shall be credited to each Member

PHA in the proportion which the principal amount of the Bonds issued on behalf of such Member PHA bears to the total principal amount of such issue of Bonds and interest, when required by any Contract to be included in development cost, shall be charged on the same basis.

Sec. 15. The Issuing Agent acting by any of its officers, employees or agents may make such assignment and may consent, covenant, and certify on behalf of each Member PHA as to any matters expressed in this Agreement or as may be necessary or convenient for the purpose of financing any or all of the projects, and such assignments, consents, covenants, and certifications shall be binding upon each Member PHA to the same extent as if made by the officers, employees or agents of such PHA.

Sec. 16. Each PHA covenants and agrees with and for the benefit of each other PHA, the Issuing Agent, the Government and the holders from time to time of the Project Notes and Bonds:

(a) That it will not take any action which might affect or impair the obligation of the Government to make payment of any moneys pledged as security for the payment of the principal of and interest on Project Notes or Bonds;

(b) That it will not obtain any loan with respect to any project from the Government, or from other than the Government, which loan is secured by the obligation of the Government to make an advance on account of the loan pursuant to the Contract covering such project, without full disclosure of any such proposed loan to the Issuing Agent;

(c) That it will not obtain any loan with respect to any project from the Government, or from others than the Government, which loan is secured by the specific portion of the annual contributions pledged to the payment of the Bonds;

(d) That it will do and perform every covenant and agreement made on its behalf by the Issuing Agent in pursuance of the Housing Authorities Law, the Contract and this Agreement, and for such purpose each Member PHA hereby joins the Issuing Agent and becomes a party to the performance of each act and deed necessary or convenient to complete the delivery of each series of Project Notes and issue of Bonds; and

(e) That it will not amend this Agreement in any way which would limit or alter the rights of such holders or otherwise impair the rights and remedies of such holders until such Project Notes and Bonds, together with interest thereon, and all costs, expenses, and damages in connection with any action or proceedings by or on behalf of such holders are fully met and discharged.

Sec. 17. The Issuing Agent may permit any PHA to join in and become a party to this Agreement and to add Contracts to those covered hereby upon written notice from the PHA that it has accepted the terms hereof. Upon acceptance by the Issuing Agent of any such notice, the PHA shall be deemed to have joined in and become a party hereto and its Contract incorporated herein. Subject to Section 16(e), any Member PHA and/or Contract may be excluded herefrom upon similar notice and acceptance of such exclusion.

Sec. 18. Each PHA certifies that all conditions precedent to the valid execution and delivery of this Agreement on its part have been complied with, that all things necesary to constitute this Agreement its valid, binding, and legal agreement on the terms and conditions and for the purposes herein set forth have been done and have occurred, and that the execution and delivery of this Agreement on its part have been and are in all respects duly authorized in accordance with law.

Sec. 19. This Agreement supplements and supersedes the Financing Agreement dated _____, as to all parties as of the date of execution by the parties, or as of the date ofthe "Notice to Issuing Agent to Become Party to Financing Agreement" as to additional parties.

IN WITNESS WHEREOF, the PHAs have caused this Agreement to be executed in their respective names and their respective seals to be impressed or affixed hereon and attested as of the date first above written.

_____

By _____
(Title)

(Seal)

ATTEST:

_____
Secretary

_____

By _____
(Title)

(Seal)

ATTEST:

_____
Secretary

(g) RESOLUTION NO. 2617

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH LOCAL 390/400 REPRESENTING EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, this Authority and Executive Director Carl L. Williams have authorized Milton F. Reiterman, Chief Negotiator, Labor Relations, to enter into meeting and conferring sessions under Government Code 3500 with Local 390/400, SEIU, representing employees at the Authority; and

WHEREAS, the Authority in the interest of strengthening and improving the meeting and conferring process with employee unions; and

WHEREAS, this Agreement will provide a basis for action for improving both the work life of our employees and services to our residents;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the contract with Local 390/400, Service Employees International Union, SEIU.*

2. The Executive Director is hereby authorized to execute this Agreement through the Chief Negotiator.

*Tentative agreement ratified by Local 390/400 Housing Authority Membership on September 6, 1984.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that for several weeks negotiations have been conducted by Mr. Milt Reiterman, Labor Negotiator, with the Negotiation Committee of Local 390/400. Local 390/400 has had a contract with the Authority for the past two years. Mr. Williams stated that the present contract being recommended does not contain any new matters in terms of finances. Mr. Williams called on Mr. Reiterman who went over the major issues that were resolved at the bargaining table. Mr. Reiterman called on Josie Abrams, a member of Local 390/400 Negotiation Committee. Ms. Abrams stated that they worked very diligently on this new contract and arrived at some very good compromises. The members of Local 390/400 did ratify this contract. Mr. Williams stated that copies of the contract are available and the signed copy will also be distributed to the Commission.

Commissioner Chuck moved to adopt Resolution No. 2617 and Commissioner San Jule seconded the motion. Resolution No. 2617 was UNANIMOUSLY ADOPTED.

Visitors - Mr. Williams called on the following visitors who filled out cards regarding the following concerns:

Nofoaluma Tuiasosopo, Sunnydale - Samoan bi-lingual person in Sunnydale laid off. Bi-lingual person is needed in Sunnydale.

Colena Low, Westbrook Apartments - no water in the front for grass, also would like garbage cans back. Mr. Tim Washington will look into installing the faucets.

Frankie Gates, Hunters Point - had some questions regarding the Aspen Project. Mr. Williams answered her questions.

Commissioner Cook thanked PHTA for the literature regarding Proposition 41. He asked if staff has looked into this issue since it will affect rental income. Mr. Williams stated that a letter has been sent to HUD regarding the impact of Proposition 41. Commissioner Cook requested a copy of that letter.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of September 27, 1984 was adjourned at 10:38 a.m.

JAMES FUSSELL, JR., Vice President

CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

October 4, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, OCTOBER 11, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY OCTOBER 11, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Approving Contract Between Public Housing Tenants Association and the San Francisco Housing Authority for the Delivery of Services and Assistance to Tenants in Conventional and Public Housing for FY 1984-1985.

   (b) Resolution - Resolution Authorizing a Contract Between San Francisco Housing Authority and Alice Griffith Tenants' Association to Operate a Parking Lot on a Parcel of Land Known as Portion of Lot 20 in Assessor's Block 4884 in San Francisco, California.

   (c) Resolution - Resolution Amending Utility Allowances for the Section 8 Existing Housing Assistance Payments Program (HAP)

   (d) Resolution - Resolution Amending Utility Allowance for Projects Numbered Cal 1-1, Holly Courts; Cal. 1-9, Elouise Westbrook Apartments; Cal 1-18(3), Hunters View: Cal. 1-17A, Hunters Point; Cal. 1-30, Coleridge Street and Lundy Lane; Cal. 1-33 Thrift Street, Cal. 1-35, Great Highway and 48th Avenue, and Cal 1-39 Eddy Street.

11. NEW BUSINESS: (Continued)

(e) Resolution - Resolution Authorizing Award of Security Services for the Rosa Parks Senior Project, Cal 1-18(5).

(f) Resolution - Resolution Authorizing the Executive Director to Execute Various Agreements with Unions that Represent Employees of the San Francisco Housing Authority

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, October 11, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 11, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President (arrived 9:35)
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Christine Neal, Alice Griffith
Maybelline Hubbard, Potrero Terrace/Annex
Jimmie Mumphery, Hunters View
Nofoaluma Tuiasosopo, Sunnydale

3. APPROVAL OF AGENDA:

Mr. Williams asked that the resolution pertaining to the award of security services for Rosa Parks not be considered at this time. Commissioner Cook moved to approve the agenda of October 11, 1984 as amended and Commissioner Chuck seconded the motion. The amended agenda of October 11, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of September 27, 1984 and Commissioner San Jule seconded the motion. The minutes of September 27, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) The vacate summary for the period ending October 1, 1984 has been distributed. The total number of vacates as of this report is 258. Mr. Williams stated that he believes that the tabulated annual figures will show that the Authority is pretty close to running a 3% vacancy factor on an annual basis. Mr. Williams stated that he was very proud of the extraordinary progress that the Authority has made in this area.

2) The national convention of NAHRO was held in St. Louis, Missouri. In attendance were Commissioners San Jule, Westbrook, and Patterson, and three staff persons including Mr. Williams. Mr. Williams stated that he will be providing a written report and that he was impressed with the tenant management of some of the units in St. Louis.

   President Westbrook stated that she bought tapes of some of the sessions at the conference to share with the other Commissioners.

3) The awards dinner for employees and residents will be held October 27, 1984. Mr. Williams stated that he had tickets for the Commission and would distribute them after the meeting.

7. COMMITTEE REPORT:

Finance Committee - Vice President Fussell reported that the Finance Committee met last week and reviewed Resolutions (a) (b) and (c). The committee is recommending approval of these resolutions.

8. REPORT OF COUNSEL:

None. Counsel Otis McGee will be providing a detailed written report on the items he is handling.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, stated that there was no report.

10. UNFINISHED BUSINESS

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2618

RESOLUTION APPROVING CONTRACT BETWEEN SFHA AND PHTA FOR THE DELIVERY OF SERVICES AND ASSISTANCE TO TENANTS IN CONVENTIONAL AND PUBLIC HOUSING FOR FY 1984-1985

* *

WHEREAS, the San Francisco Housing Authority is funded in part by the United States Department of Housing and Urban Development and authorized by HUD Circular HM 7475.9 (February 10, 1972) to provide funding for tenant councils to implement the purpose set forth in that Circular; and

WHEREAS, the San Francisco Public Housing Tenants' Association (PHTA) is a nonprofit corporation created for the purpose of representing the interests of tenants in Conventional Public Housing; and

WHEREAS, the San Francisco Housing Authority desires to enter into an agreement with PHTA for the delivery of services to SFHA tenants of Conventional Housing; and

WHEREAS, the SFHA Executive Director and the PHTA Officers have negotiated the terms of an agreement acceptable to both parties.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is authorized to execute an agreement with PHTA under the same terms and conditions as outlined in the document (Exhibit A) attached to this Resolution.

2. The Executive Director is authorized to fund this agreement on a month to month basis until such time as the PHTA adopts its annual budget. The monthly funding of this contract is not to exceed $1,561.66.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution approves a contract between PHTA and the Authority for fiscal year 84-85. PHTA's annual budget has not been adopted yet. This resolution also authorizes funding on a month to month basis so that PHTA can continue to operate. Vice President Fussell noted that PHTA was in attendance at the Finance Committee meeting.

Commissioner Cook moved to adopt Resolution No. 2618 and Vice President Fussell seconded the motion. Resolution No. 2618 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2619

RESOLUTION AUTHORIZING A CONTRACT BETWEEN SAN FRANCISCO HOUSING AUTHORITY AND ALICE GRIFFITH TENANTS' ASSOCIATION TO OPERATE A PARKING LOT ON A PARCEL OF LAND KNOWN AS PORTION OF LOT 20 IN ASSESSOR'S BLOCK 4884 IN SAN FRANCISCO, CALIFORNIA

* *

WHEREAS, the San Francisco Housing Authority owns a parcel of land known as a portion of Lot 20 Assessor's Block 4884 located in San Francisco, CA; and

WHEREAS, the Alice Griffith Tenants' Association has requested the Commission to renew the Contract and to operate a parking lot on that parcel of land; and

WHEREAS, the Alice Griffith Tenants Association satisfactorily operated the lot according to the terms of the 1983-84 Contract; and

WHEREAS, the San Francisco Housing Authority desires to promote tenant employment whenever possible;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the Executive Director is authorized to enter into an agreement with the Alice Griffith Tenants' Association to operate said parking lot under the same terms and conditions of the existing contract (Exhibit A) attached.

2. That the proceeds from the operation of the lot be divided equally between the Public Housing Tenants Association (PHTA) and the Alice Griffith Tenants Association.

3. That the staff of the San Francisco Housing Authority shall establish accounting procedures for the receipt and disbursement of the proceeds from the operation of the parking lot.

4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the renewal of a contract between the Authority and the Alice Griffith Tenants Association regarding the operation of the parking lot near Candlestick Park. The proceeds from the operations are divided evenly between PHTA and Alice Griffith Tenants Association.

Commissioner San Jule moved to adopt Resolution No. 2619 and Commissioner Brooks seconded the motion. Resolution No. 2619 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2620

RESOLUTION AMENDING UTILITY ALLOWANCE FOR PROJECTS NUMBERED CAL 1-1, HOLLY COURT; CAL 1-9, ELOUISE WESTBROOK APARTMENTS; CAL 1-18(3), HUNTERS VIEW; CAL 1-17A, HUNTERS POINT; CAL 1-30, COLERIDGE STREET AND LUNDY LANE; CAL 1-33, THRIFT STREET; CAL 1-35, GREAT HIGHWAY AND 48TH AVENUE, AND CAL 1-39, EDDY STREET

* *

WHEREAS, the Commission, by Resolution No. 2383, dated May 14, 1981 established revised utility service schedules; and

WHEREAS, the Authority did adopt Resolution No. 2383 which, among other things, did approve direct billings to tenants for gas and electricity usage; and

WHEREAS, the Authority, in compliance with Federal Regulations 24 CFR, Chapter VII, Part 865.401, effective October 1, 1980, deems it necessary to increase the allowances for gas and electricity in order to alleviate the financial burden caused by rate increases to these residents; and

WHEREAS, the Authority has been directed by the U.S. Department of Housing and Urban Development to amend the usage and monetary allowances for gas and electricity paid by the residents of these Projects in order to compensate for the increased rates imposed by the utility company;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. Resolution No. 2383 be amended as to the utility allowances adjusted as follows:

UTILITY SCHEDULE	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
For Cooking, Water Heating, Space Heating						
Small Appliances	$44	$55	$68	$84	$113	$141

2. Should any conflict arise between this Resolution and other resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conlfict;

3. The Executive Director be and is hereby directed to implement this policy to be effective upon notification of available HUD funds.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution pertains to making amendments to the utility allowance for those projects where residents are directly billed by PGE. This matter was discussed at the Finance Committee. The Committee did make the recommendation to add language which has been included in the final resolution--language to the effect that this policy be implemented only upon the assurances of the additional funding from HUD which is required to implement it.

Commissioner Cook moved to adopt Resolution No. 2620 and Vice President Fussell seconded the motion. Resolution No. 2620 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2621

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE VARIOUS AGREEMENTS WITH UNIONS THAT REPRESENT EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, this Authority and Executive Director, Carl L. Williams have authorized Milton F. Reiterman, Chief Negotiator, Labor Relations, to enter into meeting and conferring sessions under Government Code 3500 with craft unions representing employees at the Authority; and

WHEREAS, the wage rates of the Authority personnel exceed those of the lead agency of the area, the City and County of San Francisco; and

WHEREAS, the Authority in the interest of strengthening and improving the meeting and conferring process with each of the negotiators for the union; and

WHEREAS, these agreements will provide a basis for action for continuing to improve both the work life of our employees and services to our residents;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the modifications of the present Memorandums of Understanding agreed to by the unions listed below:

*Bay Counties District Council of Carpenters	Local #22 #483 #2164
*Carpet, Linoleum and Soft Tile Workers	Local #1235
*International Brotherhood of Electrical Workers	Local #6
*Laborers' International Union North America	Local #261

2. The Executive Director is hereby authorized to execute modifications of the present Memorandums of Understanding. These modifications call for a freeze of basic salaries effective October 1, 1984 through September 30, 1985. It is the intention of the Authority Commission that the basic wages of craft personnel remain consistent with the City and County basic wage structure and that the freeze on basic wages continue to such time as the basic wage is consistent with the city rate.

*Ratified by union membership

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that the Authority has been negotiating with several of its craft unions for the past several months. The negotiations have been conducted under the direction of Mr. Milt Reiterman, Labor Negotiator. This resolution will authorize the signing of contracts with the following unions: 1) Carpenters; 2) Carpet, Lino and Soft Tile Workers; 3) Laborers and 4) Electrical Workers.

Mr. Williams called on Mr. Reiterman to review the contract negotiations and to answer any questions. Mr. Reiterman went over the information that was distributed in the packet outlining the negotiated items in each of the union contracts. Commissioner Cook commended Mr. Reiterman, Authority staff and the representatives from the four unions for doing an excellent job.

Vice President Fussell moved to adopt Resolution No. 2621 and Commissioner Cook seconded the motion. Resolution No. 2621 was UNANIMOUSLY ADOPTED.

Mr. Williams acknowledged the representatives from the various unions and asked those who were present to stand: George Evankovich, Laborers Union; George Brown, Carpet, Lino Union; John Grigsby, Carpenters Union; Willie Dotson, Electricians Union; John Davidson and Bill Daly, Painters Union; and Jim Musio, Glaziers Union. Mr. George Evankovich, Laborers Union came forward and briefly addressed the Commission. He introduced the members of

Further discussions followed with reference to the status of negotiations with the plumbers, painters and glaziers unions who do not at present have a contract. Commissioner Cook expressed his concerns with particular reference to the plumbers. He asked staff to look into the following areas: roll back or freeze of wages until comparable to the City and County; review the plumbers' policy with reference to hiring minorities and to look into the possibility of contracting out all plumbing services. He asked to review also the situation with the painters. President Westbrook voiced her concerns regarding the quality of service provided by the various craft workers and their attitude towards the tenants. She felt that improvement was needed in both areas. She also stated the difficult position the Commission is facing due to cutbacks in HUD funding. President Westbrook called on the representatives who wished to address the Commission: John Davidson, Painters Union; and Jack Bacciocco, Glaziers. Mr. Williams stated that staff would follow-up on the concerns expressed by Commissioners Cook and Westbrook.

Visitors - Mr. Williams called on the following visitors who filled out cards: 1) Nofoaluma Tuiasosopo, Sunnydale - concerned about layoff in Sunnydale of Samoan bi-lingual person. 2) Jimmie Mumphery, Hunters View - concerned about 30-day eviction notice.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of October 11, 1984 was adjourned at 10:30 a.m.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

Joan M. San Jule, Commissioner

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
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James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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October 19, 1984

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, OCTOBER 25, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

CARL L. WILLIAMS

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY October 25, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing the Executive Director to Enter into Agreements with Local 4 of the International Brotherhood of Painters and Local 718 of the Glaziers Architectural Metal and Glass Workers Union of San Francisco.

12 ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, October 25,, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 25,, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr. Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner

ABSENT: Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Linda Williams, Plaza West
Dorothy Sims, Alice Griffith
Christine Neal, Alice Griffith
Queen Esther Pitre, Sunnydale
Louise Hall, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner Cook moved to approve the agenda of October 25, 1984 and Commissioner Brooks seconded the motion. The agenda of October 25, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of October 11, 1984 and Commissioner San Jule seconded the motion. The minutes of October 11, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams noted that a copy of the letter from Mayor Feinstein to Commissioner Westbrook regarding the awards dinner this Saturday, October 27, has been distributed to the Commission for informational purposes. Also, in the packet is information regarding the lawsuit that the Authority is involved in with other housing authorities against HUD regarding HUD's efforts to recapture funds.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matter:

1) Per instructions given at the last Commission meeting with respect to the situation with the plumbers, staff has contacted the Minority Contractors Association to get a listing of minority plumbers who have worked either in this city or outside of San Francisco. Staff will be contacting some of these firms and making an evaluation of how they may be used in the event agreement is not reached with the plumbers. Also, a copy of the memorandum from Mr. Williams to Mr. Reiterman carrying out the instructions of the Commission with respect to negotiations has been forwarded to the Commission.

7. COMMITTEE REPORT:

Tenant Relations Committee met since last meeting. Rev. Chuck is not here to give report. Commissioner San Jule reported that quite a few of the managers were present and that the managers are going to meet regularly with representatives of the tenant associations in their area.

Vice President Fussell stated that there will be a Finance Committee meeting, Friday, November 2, 1984 at 4:00 p.m.

8. REPORT OF COUNSEL:

Counsel Otis McGee was present and provided a detailed outline of cases their law firm is presently handling.

Mr. Williams stated that interviews for legal counsel have been concluded. He will be making a decision sometime next week or early next week.

Commissioner Cook stated that he liked the format for reporting used by Counsel McGee and asked that it continue with the new legal counsel.

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, stated that the written report was forthcoming and provided a brief outline of the items in the report. PHTA has chosen for tenants of the month: Mrs. Leah Stewart and Mrs. Maybelline Hubbard. They have been chosen because of their outstanding contribution to PHTA. Mr. Jim Williams stated that Mrs. Stewart and Mrs. Hubbard will be featured in the issue of the UPDATE along with their pictures.

10. UNFINISHED BUSINESS

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2621

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE VARIOUS AGREEMENTS WITH UNIONS THAT REPRESENT EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, this Authority and Executive Director, Carl L. Williams have authorized Milton F. Reiterman, Chief Negotiator, Labor Relations, to enter into meeting and conferring sessions under Government Code 3500 with craft unions representing employees at the Authority; and

WHEREAS, the wage rates of the Authority personnel exceed those of the lead agency of the area, the City and County of San Francisco; and

WHEREAS, the Authority in the interest of strengthening and improving the meeting and conferring process with each of the negotiators for the union; and

WHEREAS, these agreements will provide a basis for action for continuing to improve both the work life of our employees and services to our residents;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the modifications of the present Memorandums of Understanding between the unions listed below as long as the freeze in basic wages continue through September 30, 1985.

*Glaziers, Architectural Metal & Glass Workers Union	Local #718
*International Brotherhood of of Painters Union	Local #4

2. The Executive Director is hereby authorized to execute modifications of the present Memorandums of Understanding. These modifications call for a freeze of basic salaries effective October 1, 1984 through September 30, 1985. It is the intention of the Authority Commission that the basic wages of craft personnel be frozen in order to be consistent with the City and County basic wage structure and that the freeze on basic wages continue to such time as the basic wage is consistent with the city rate.

*Ratified by union membership

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution will authorize the signing of an agreement with Local 4 of the Painters Union and an agreement with Local 781 of the Glaziers Union. With these authorizations, negotiations with all of the craft unions will be concluded with the exception of the plumbers . Mr. Williams called on Mr. Milt Reiterman, Labor Negotiator. Mr. Reiterman summarized the provisions in the contracts and also provided a brief detail of the status of the negotiations with the plumbers. He recognized members of the negotiating team who were in the audience: Mr. Hughes and Mr. Drake of the Painters Union and Mr. Musio of the Glaziers Union. Mr. Williams stated that he will keep the Commission apprised of the status of the negotiations with the plumbers.

Vice President Fussell moved to adopt Resolution No. 2622 and Commissioner San Jule seconded the motion. · Resolution No. 2622 was UNANIMOUSLY ADOPTED.

President Westbrook expressed her concerns regarding a variety of matters: 1) importance of Commissioners taking advantage of seminars and training sessions that are held locally; 2) need to start fixing up the interior of housing authority units. She asked staff to target an area for this and to report their recommendation to the Commission at the first meeting in January. 3) follow up on community space for Alice Griffith area; 4) staff to provide a list (by January) of units presently being rehabilitated, those to be done and those that are beyond repair.

Commissioner San Jule asked what was happening with the rehabilitation of the Plaza. Mr. Williams replied that the architects have finished making the revisions to the plans and that staff will be reviewing those changes with HUD. He will report back to the Commission after that meeting. Commissioner San Jule also asked about Rosa Parks. Mr. Williams replied that tenants are scheduled to move in there in November. Staff has started moving in the building now. Several of the floors have been completed. Staff will be providing a report on the status of the entire project at the next Commission meeting. Vice President Fussell asked if it was feasible to hold the next Commission meeting at Rosa Parks. Mr. Williams stated that he would look into it.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of October 25, 1984 was adjourned at 10:15 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

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Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

NOVEMBER 2, 1984

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P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, NOVEMBER 8, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY November 8, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolutions - Resolution Approving Miscellaneous Fund Operating Budget For the Period of October 1, 1984 to September 30, 1985.

   (b) Resolutions - Resolution Authorizing Budget Revision No. 1 for the Period of October 1, 1984 to September 30, 1985 Covering Low Rent Housing Program Under Contract SF-255.

   Staff Report on Rosa Parks Senior Apartments.
   Tour of Rosa Parks to follow Commission meeting.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, November 8, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, November 8, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: James Fussell, Jr., Vice President

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Linda Williams, Plaza West
Jimmie Mumphery, Hunters View
Sadie Gray, Sunnydale
Salatha Thomas, Hunters Point
Jessie Muldrow, Hunters Point
Maybelline Hubbard, Potrero
Laura Berry, Bernal
George Lee, Chinatown
Christine Neal, Alice Griffith
Queen Esther Pitre, Sunnydale
Louise Hall, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of November 8, 1984 and Commissioner Brooks seconded the motion. The agenda of November 8, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of October 25, 1984 and Commissioner Brooks seconded the motion. The minutes of October 25, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to the following matters:

1) A letter addressed to him with copies to the Commission from PHTA has been distributed. They are requesting authorization for funding of a particular program. Mr. Williams recommended that this matter be referred to the Finance Committee. Commissioner Brooks moved to refer this matter to the Finance Committee and Commissioner Cook seconded the motion. The motion was UNANIMOUSLY ADOPTED.

2) Copies of an article that appeared Monday, November 2, in the San Francisco Examiner having to do with Rosa Parks has been forwarded to the Commission.

6. REPORT OF SECRETARY:

Secretary Carl Williams inquired into the status of the next Commission meeting as it falls on a holiday, Thanksgiving Day. The Commission recommended that the next Commission meeting be held Wednesday, November 21, 1984.

7. COMMITTEE REPORT:

Finance Committee: Commissioner Cook reported that there was a Finance Committee meeting Friday, November 2, and the two resolutions under new business were reviewed and approved for adoption by the full Commission. Commissioner Brooks further reported that staff is moving ahead with the project to fix up the interior of the units and have chosen to start with the Alemany Project.

Tenant Relations Committee: Commissioner Chuck announced that the next Tenant Relations Committee meeting will be held December 3, 1984, starting at 10:00 instead of 10:30.

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

None. President Westbrook stressed the importance of having a written report at every meeting. She also stated that she would like to have a report from the seniors and asked Ms. Robinson about the feasibility of having a report at the Tenant Relations Committee meetings.

PHTA will be having their Thanksgiving Luncheon, Tuesday, November 20, and extended an invitation to all the Commissioners.

10. UNFINISHED BUSINESS:

Commissioner Cook asked for an update on the situation with the plumbers. Mr. Williams stated that Mr. Reiterman will be meeting with the plumbers today, November 8, at 10:00 and will report back to him after that meeting. Commissioner Cook requested that the plumbers and the other crafts receive a copy of the MBO report. He felt that it was important to make them aware that the MBO goals are not being met in this area.

11. NEW BUSINESS:

RESOLUTION NO. 2623

RESOLUTION APPROVING THE MISCELLANEOUS FUND OPERATING BUDGET FOR THE PERIOD OF OCTOBER 1, 1984 TO SEPTEMBER 30, 1985

* * * * * * * * * * * * * * * * * * * *

WHEREAS, the Housing Authority of the City and County of San Francisco has a non-federally funded Miscellaneous Fund; and

WHEREAS, the Housing Authority's Miscellaneous Fund is regulated by the California Health and Safety Code; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2370, dated March 12, 1981 establishing policies for the use of the Housing Authority's Miscellaneous Fund; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2489, dated October 14, 1982 establishing a policy for the use of funds earned from administering Section 8 Projects financed with 11-B Tax Exempt obligations;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Budget marked Exhibit A, attached hereto, is hereby approved.

2. The Executive Director is authorized to approve expenditures of the Miscellaneous Fund and

3. This Resolution is effective immediately.

/Attachment

APPROVED AS TO FORM:

_____

DATE: _____

Mr. Williams stated that this resolution approves the operating budget for the period October 1, 1984 through September 30, 1985. The Finance Committee has reviewed this resolution.

Commissioner Cook moved to approve Resolution No. 2623 and Commissioner San Jule seconded the motion. Resolution No. 2623 was UNANIMOUSLY ADOPTED.

MISCELLANEOUS FUND BUDGET
OCTOBER 1, 1984 - SEPTEMBER 30, 1985

REVENUE		
Interest Income		$ 15,750.00
EXPENDITURES		
Legal Fees	$ 10,000.00	
Travel Costs	2,000.00	
Dues & Subscriptions	250.00	
Authority's Annual Award Dinner	8,500.00	
OTHER GENERAL EXPENSES (Annual National Housing Conference Award Dinner & Project Award)	2,000.00	
Group Life Insurance	16,800.00	
Other General Expense (Contribution to housing project activities	5,000.00	
Commission Meeting Fees	8,050.00	
Total Expenditures		$ 52,600.00
Cash Deficit		$ 36,850.00

* * * * * * * * * * * * * * * * *

Miscellaneous Fund Cash Balance 10/1/84	$170,888.70
Transfer of Administrative Fees Earned From Section 8 Projects Financed with 11-B Tax Exempt Obligations	201,000.00
Total Funds Available FY 1984-85	371,888.70
FY 1984-85 Operating Cash Deficit	36,850.00
Cash Available 9/30/85	$335,038.79

10/31/84

(b) RESOLUTION NO. 2624

RESOLUTION APPROVING BUDGET REVISION NO. 1 FOR THE PERIOD OCTOBER 1, 1984 TO SEPTEMBER 30, 1985 COVERING LOW RENT HOUSING PROGRAM UNDER CONTRACT SF-255

* *

WHEREAS, on July 6, 1984 the Commission, by Resolution No. 2599, adopted the Low Rent Housing Program Operating Budget for the period of October 1, 1984 through September 30, 1985; and

WHEREAS, there is attached hereto and marked Exhibit A, the Budget Revision in summary form for the Low Rent Housing Program operations under Contract SF-255 covering the fiscal operational period October 1, 1984 through September 30, 1985; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operations of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207(a), Part II, of the Annual Contributions Contract, and the rents have been or will be adjusted in accordance with the HUD approved schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975 in that aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1982 will not be less than that amount equal to one-fifth (1/5) of the sum of the "Family Income" as defined in 24CF860.403(f), all of such families, as amended and in compliance with HUD Interim Rule H-82-38.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution is effective immediately.

/Attachment

APPROVED AS TO FORM:

_____

Date: _____

Mr. Williams stated that this resolution authorizes a budget revision to the operating budget for the period October 1, 1984 through September 30, 1985. This item was also discussed at the Finance committee meeting.

Commissioner Cook moved to adopt Resolution No. 2624 and Commissioner Brooks seconded the motion. Resolution No. 2624 was UNANIMOUSLY APPROVED.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30 19 85

☐ ORIGINAL ☒ REVISION NO. 1

TYPE OF HUD-ASSISTED PROJECT(S):
- LHA-Owned Rental Housing. . . . . ☒
- LHA-Leased Housing-Section 23 or 10(c) . . . . . ☐
- LHA-Owned-Homeownership . . . . . ☐
- LHA-Leased-Homeownership. . . . . ☐
- LHA-Conveyed Project-Administration Contract. ☐

NAME OF LOCAL AUTHORITY:
HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO

CONTRACT NO.(S):
SF-255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

LOCALITY:
440 Turk Street
San Francisco, California 94102

NO. OF D.U.
10/01/83 7007
09/30/84 6898

NO. OF UNIT MONTHS OF AVAILABILITY:
82,608

HUD AREA OFFICE:
450 Golden Gate Avenue
San Francisco, Ca.
94102

HUD REGIONAL OFFICE:
SAME

LINE NO.		(1)	ACTUALS LAST FISCAL YEAR 19__ PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19__ PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
		Homebuyers Monthly Payments For:						
001		Operating Expenses						
002		Earned Home Payments Account						
003		Nonroutine Maintenance Reserve						
004		Total Break-Even Amount *(Sum of Lines 001, 002, & 003)*						
005		Excess (or Deficit) in Break-Even Amount						
006		Homebuyers Monthly Payments (Contra)						
		OPERATING RECEIPTS:						
0100	OPERATING RECEIPTS	Dwelling Rentals			133.31	11,012,740		
0200		Excess Utilities			0.00	0		
0300		Nondwelling Rentals			0.11	8,710		
0310		Total Rental Income			133.42	11,021,450		
0500		Interest on General Fund Investments			4.40	363,860		
0600		Other Operating Receipts			0.44	36,000		
0700		TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.			138.26	11,421,310		
		OPERATING EXPENDITURES:						
		ADMINISTRATION:						
0910	OPERATING EXPENDITURES ROUTINE	Salaries			45.60	3,766,860		
0920		Administration Expenses Other Than Salaries			5.93	489,730		
0930		Total Administration Expenses			51.53	4,256,590		
		TENANT SERVICES:						
0940		Salaries			4.40	363,070		
0950		Recreation, Publications and Other Services			0.51	42,500		
0960		Contract Costs - Training and Other			0.37	30,920		
0970		Total Tenant Services Expenses			5.28	436,490		
		UTILITIES:						
0971		Labor			0.00	0		
0972		Utilities			79.47	6,564,720		
0973		Total Utilities Expenses			79.47	6,564,720		
		ORDINARY MAINTENANCE AND OPERATION:						
0974		Labor			42.49	3,510,160		
0975		Materials			8.96	740,000		
0976		Contract Costs			34.65	2,862,470		
0980		Total Ordinary Maintenance and Operation Expenses			86.10	7,112,630		
		PROTECTIVE SERVICES:						
0981		Labor			1.17	96,350		
0982		Materials			0.01	600		
0983		Contract Costs			0.58	48,000		
0990		Total Protective Services Expenses			1.75	144,950		
		GENERAL EXPENSES.						
0991		Insurance			10.07	831,950		
0992		Payments in Lieu of Taxes			6.05	499,470		
0993		Terminal Leave Payments			0.36	30,000		
0994		Employee Benefit Contributions			32.49	2,683,650		
0995		Collection Losses			2.22	183,000		
0996		Other General Expenses			0.09	7,800		
0997		Total General Expenses			51.28	4,235,870		
0999		TOTAL ROUTINE EXPENSES			275.41	22,751,250		
1010		RENTS TO OWNERS OF LEASED DWELLINGS			0.00	0		
1090		TOTAL OPERATING EXPENSES			275.41	22,751,250		
		NONROUTINE EXPENDITURES:						
1010	NONROUTINE	Extraordinary Maintenance			0.00	0		
1020		Replacement of Equipment			0.30	25,000		
1030		Betterments and Additions			0.24	20,000		
1040		Other Nonroutine Expenditures			2.00	165,000		
1090		TOTAL NONROUTINE EXPENDITURES			2.54	210,000		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30 19 85

☐ ORIGINAL ☒ REVISION NO. 1

NAME OF LOCAL AUTHORITY:
HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO

LOCALITY:

CONTRACT NO.(S):

PROJECT NO.(S):

TYPE OF HUD-ASSISTED PROJECT(S):

LHA-Owned-Rental Housing ☐ LHA-Leased-Homeownership ☐
LHA-Leased-Section 23 or 10(c) ☐ LHA-Conveyed Project Administration Contract ☐
LHA-Owned-Homeownership ☐

LINE NO.	(1)	ACTUALS LAST FISCAL YEAR 19__ PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19__ PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
	OTHER EXPENDITURES:						
10	Prior Year Adjustments			0.00	0		
20	Other Deductions			0.00	0		
30	Total Other Expenditures			0.00	0		
90	TOTAL OPERATING EXPENDITURES			277.95	22,961,250		
00	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:			-139.70	(11,539,940)		
10	Basic Annual Contribution (Leased Project)			0.00	0		
20	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:			-139.70	(11,539,940)		
	OTHER HUD CONTRIBUTIONS						
30	Operating Subsidy			144.19	11,910,941		
40	Special Family Subsidy			-0.03	(2,106)		
50							
60	Total Other HUD Contributions			146.84	12,130,131		
70	Residual Receipts (or Deficit) before Reserve			7.14	590,191		
80	Provision for Operating Reserve			7.14	590,191		
90	Residual Receipts (or Deficit)			0.00	0		

OPERATING RESERVES FOR A CONTRACT OR PROJECT

Part I – Maximum Operating Reserve – End of Current Budget Year

LINE NO.		
	SECTION A – LHA-OWNED RENTAL HOUSING	$
01	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Contract	11,375,625
	SECTION B – LHA-LEASED HOUSING – SECTION 23 OR 10(C)	$
02	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
	SECTION C – LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
03	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
04	One-third (33-1/3%) of Line 004 – Column 5 – Form HUD-52564 for a Project	
	Total (Sum of Lines 03 and 04)	

Part II – Provision for and Estimated or Actual Operating Reserves at Year End

06	Reserve at End of Previous Fiscal Year – Actual	$ 4,804,823
07	Provision for Reserve – Current Budget Year – Estimated or Actual	(2,969,644)
08	Reserve at End of Current Budget Year – Estimated or Actual	1,835,179
09	Provision for Reserve – Requested Budget Year – Estimated	590,191
10	Reserve at End of Requested Budget Year – Estimated	2,425,370

LHA APPROVAL:

Carl L. Williams, Executive Director _____ _____
(Name and Title) (Signature) (Date)

AREA OFFICE APPROVAL

_____ _____ _____
(Name and Title) (Signature) (Date)

(c) STAFF REPORT ON ROSA PARKS SENIOR APARTMENTS:

Mr. Williams stated that the Rosa Parks Senior Apartments is nearing completion. Following the report from staff, there will be a tour of the building. Mr. Williams first called on Miss Robinson, Director of Senior Programs. Miss Robinson reviewed the application process, provided an ethnic breakdown of the applicants, and listed the services and personnel available at Rosa Parks. Commissioner Chuck noted that there were many elements involved in this project and commended Ms. Robinson for doing an excellent job.

Mr. Williams called on Mr. Jack Young, Program Development. Mr. Young reported on the physical status of the building. The top three floors and the ground floor are finished. The grounds are nearing a state of completion. It is expected that the major portion of the work will be finished in about three weeks.

Commissioner Chuck asked about the status of 1111 Buchanan Street. Mr. Williams replied that it is under lease with the Department of Parks and Recreation and they will be conducting senior programs out of there in conjunction with Rosa Parks. Miss Robinson stated that they plan to have a food program and also public health program. President Westbrook expressed her concerns regarding public traffic and security. She also asked that the Rosa Parks staff, once selected, be brought down to a Commission meeting and introduced to the Commission.

Commissioner San Jule thanked staff for a beautiful and well organized Awards Dinner and hoped that one will be held every year.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 8, 1984 was adjourned at 10:30 a.m. The Commissioners and staff visited Rosa Parks Senior Apartments following adjournment.

ELOUISE WESTBROOK, President

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

November 16, 1984

= Notice

TO WHOM IT MAY CONCERN:

The regularly scheduled meeting to have been held on Thursday, November 22, 1984 at 9:30 A.M. at 440 Turk San Francisco, California has been cancelled at the direction of the Commission due to the Thanksgiving Day Holiday.

All pending matters will be discussed at the Commission meeting to be held on Wednesday, November 21, 1984 at 9:30 A.M. at 440 Turk Street, San Francisco, California.

Carl L. Williams

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON ~~THURSDAY~~ November 19, ~~1984~~ Should be Wednesday, November 21 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
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SAN FRANCISCO

1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing the Executive Director to Enter into Agreement with the Plumbing and Steamfitting Union, Local 38.

   (b) Resolution - Resolution Authorizing Award of Contract for the Conversion of Light Fixtures for Energy Conservation in the Authority's Family Housing Developments.

   (c) Resolution - Resolution Authorizing Award of Contract for the Conversion of Light Fixtures for Energy Conservation in the Authority's Senior Citizens Housing Developments.

   Staff Report on the Alemany, Cal. 1-16, Rehabilitation Program.

12. ADJOURNMENT:

Carl L. Williams
Carl L. Williams
Secretary/Executive Director

SF
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#3
11/21/84

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

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Regular Meeting Held:
Wednesday, November 21, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Wednesday, November 21, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
James Fussell, Jr., Vice President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Maybelline Hubbard, Potrero
Martha Abbott, Potrero
Gladys Shafford, Westside Courts
Christine Neal, Alice Griffith

3. APPROVAL OF AGENDA:

Vice President Fussell moved to approve the agenda of November 21, 1984 and Commissioner Cook seconded the motion. The agenda of November 21, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Fussell moved to approve the minutes of November 8, 1984 and Commissioner Cook seconded the motion. The minutes of November 8, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams called attention to the following matters:

1) Telegram to HUD regarding a meeting in Washington on homeownership opportunities in public housing - The notice from HUD was received November 13 regarding the meeting on November 15. The telegram states that the Authority is interested in homeownership of public housing but would not be able to attend the November 15 meeting because there is not enough time to prepare. Copies of the telegram have been forwarded to the Commission.

2) Letter from HUD regarding the IG audit - The letter was received yesterday, November 20. Mr. Williams stated that he has not had time to review it thoroughly. The letter does indicate that the items cited in the audit have been cleared with the exception of the item having to do with the recapture of operating subsidy which is the most important item. Copies of the letter will be forwarded to the Commission.

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matters:

1) A decision has been made regarding legal counsel. An offer has been extended to Ms. Geraldine Chavis to join the Authority as legal counsel. Mr. Williams stated that he will distribute copies of her resume so that the Commission can become familiar with her. Ms. Chavis has indicated that she will be winding up all of her current activities and will be ready to join the Authority January 3, 1985.

2) Mr. Dick Koeritz, Director of Finance, is very ill and has decided that he has to take an extended leave of absence. He will be away from the Authority at least 45 - 60 days. Mr. Williams hoped that Mr. Koeritz will have a speedy recovery. In his absence Mr. Jessie Fennell who has been serving as Controller will be the Acting Director of Finance. Mr. Fennell will be introduced to the Finance Committee for those who have not met him. President Westbrook asked if someone will be hired temporarily since Mr. Fennell will be Acting Director of Finance. Mr. Williams stated that there will be some reassignments within the Finance Department. There is no need to hire someone else at the present time.

7. COMMITTEE REPORT:

Tenant Relations Committee: Commissioner Chuck amended date of next Tenant Relations Committee meeting to December 17, 1984, starting at 9:30. Mr. Jim Williams, Director of Family and Community Services, is drafting a report detailing tenant support services under the MBO system and would like to present it at the next Tenant Relations Committee meeting. Mr. Jim Williams indicated that he needs a little more time to do this report so the meeting has been changed from December 3 to December 17.

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Mary Swanson, President of PHTA, reported on the following matters:

- Problems in Valencia Gardens--basically drug related. As a follow up to this Mr. Williams reported that Commander Dangerfield and he had a meeting Monday, November 19, with the district captain of the Mission Station. The captain was very supportive and very interested in following the procedures that met with some success in Hayes Valley.

President Westbrook expressed her concerns regarding the lack of a written report from PHTA and asked that until PHTA hires a secretary that Jim Williams' office lend some clerical assistance as needed.

Commissioner Brooks commended PHTA for a very enjoyable Thanksgiving Luncheon served by PHTA, yesterday.

President Westbrook asked Mr. Williams to follow up on scheduling a meeting with Mrs. Hubbard and Mr. Ussery.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2625

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH PLUMBERS UNION LOCAL 38 REPRESENTING EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, this Authority and Executive Director, Carl L. Williams have authorized Milton F. Reiterman, Chief Negotiator, Labor Relations, to enter into meeting and conferring sessions under Government Code 3500 with craft unions representing employees at the Authority; and

WHEREAS, the wage rates of the Authority personnel exceeds those of the lead agency of the City and County of San Francisco; and

WHEREAS, the present basic wage rate of the Authority Plumbers is in excess of the City and County by $3.81 per hour; and

WHEREAS, this Agreement provides a wage freeze through September 30, 1985; and

WHEREAS, this basic wage freeze will begin to provide the direction of bringing into closer comparability the Housing Authority basic wage with the City and County of San Francisco;

NOW, THEREFORE BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the Memorandum of Understanding agreed to by the Authority's representatives and the Union listed below:

   Plumbers and Steamfitters Union Local 38

2. The Executive Director through his designee is hereby authorized to execute a Memorandum of Understanding with Plumbers Union Local 38. This agreement calls for a freeze of the basic salaries of Plumbers at a level of $23.19 per hour to be enforced October 1, 1984 through September 30, 1985.

It is the intention of the Housing Authority Commission that the basic wages of all employee crafts, administrative and miscellaneous be consistent with the City and County basic wage structure. The Commission had the alternative of rolling back the basic wages to be consistent with the City and County rate; however, it has been recommended that comparability be achieved through the process of a freeze and the Memorandum of Understanding reflects the intention by establishing the freeze through September 30, 1985.

APPROVED AS TO FORM:

_____

Legal Counsel

DATED: _____

Mr. Williams stated that this resolution authorizes the executive director to enter into an agreement with the Plumbers Union Local 38. Negotiations have been underway for several months with the various craft unions--the signing of this agreement concludes these negotiations. Mr. Williams called on Mr. Milt Reiterman, Labor Negotiator, who summarized the major points of the contract.

Vice President Fussell moved to adopt Resolution No. 2625 and Commissioner Chuck seconded the motion. Resolution No. 2625 was UNANIMOUSLY ADOPTED.

The Commission commended Mr. Reiterman for an excellent job of negotiating. Commissioner Brooks commended the plumbers for their efforts to conclude these negotiations. Commissioner Cook expressed his concerns regarding productivity and asked staff to look into a system of monitoring exactly what work is being done by the individual craft workers. He asked for a review of the work, perhaps on a monthly basis, in order to ascertain what the problems are.

(b) RESOLUTION NO. 2626

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE CONVERSION OF LIGHT FIXTURES FOR ENERGY CONSERVATION AT THE AUTHORITY'S FAMILY HOUSING PROJECTS

* *

WHEREAS, the Authority has determined that existing light fixtures in public areas at the above projects are energy inefficient; and

WHEREAS, the Pacific Gas and Electric Company has developed a Zero Interest Loan Program (ZIP) to finance the replacement of such inefficient light fixtures with more efficient fixtures with a 100 month loan at zero percent interest; and

WHEREAS, in accordance with PG&E ZIP regulations and Authority bidding policy, public bids were requested on November 5, 1984, for the above light fixture replacement; and

WHEREAS, on November 20, 1984, the following bids were received, publicly opened and read aloud:

BIDDERS	BID AMOUNT
Daystar Energy Systems	$132,435.00
Gibson Brothers Construction	$176,152.74
A and D Energy Systems	$230,617.48

WHEREAS, the low bidder did omit from his bid a completed Participation in Apprenticeship and/or Training Programs Form as required; and

WHEREAS, this omission in no way affected the bid price and is required for informational purposes only; and

WHEREAS, the above omission was inadvertent, and the completed form was submitted immediately after the bid opening; and

WHEREAS, the low bidder was in compliance with all other requirements of the bid documents; and

WHEREAS, the Authority received the right in the bid documents to waive any informality in bids received whenever such waiver is in the interest of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. A contract for the work be awarded to the Daystar Energy Systems, in the amount of $132,435.00

2. That the Secretary/Executive Director is authorized and is directed to execute a contract with the abovementioned contractor and the Pacific Gas and Electric Company on behalf of this Authority.

APPROVED AS TO FORM:

_____ Date: _____
Legal Counsel

Mr. Williams stated that this resolution authorizes the awarding of a contract to replace the inefficient light fixtures in the public areas in family housing projects with more efficient fixtures.

Vice President Fussell moved to adopt Resolution No. 2626 and Commissioner Chuck seconded the motion. Resolution No. 2626 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2627

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE CONVERSION OF LIGHT FIXTURES FOR ENERGY CONSERVATION AT THE AUTHORITY'S SENIOR HOUSING PROJECTS

* *

WHEREAS, the Authority has determined that existing light fixtures in public areas at the above projects are energy inefficient; and

WHEREAS, the Pacific Gas and Electric Company has developed a Zero Interest Loan Program (ZIP) to finance the replacement of such inefficient light fixtures with more efficient fixtures with a 100 month loan at zero percent interest; and

WHEREAS, in accordance with PG&E ZIP regulations and Authority bidding policy, public bids were requested on October 29, 1984, for the above light fixture replacement; and

WHEREAS, on November 12, 1984, the following bids were received, publicly opened and read aloud:

BIDDERS	BID AMOUNT
1. A and D Energy Systems	$186,321.21
2. Pacific Associated Electrical Contractors	$193,175.00

WHEREAS, upon review of the low bidder, A and D Energy Conservation, the bid was found to be incomplete; and

WHEREAS, the second low bidder was found to be in compliance with the documents.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. A contract for the work be awarded to the Pacific Associated Electrical Contractors, in the amount of $193,175.00

2. That the Secretary/Executive Director is authorized and is directed to execute a contract with the abovementioned contractor and the Pacific Gas and Electric Company on behalf of this Authority.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution is the same as the previous resolution except it pertains to senior housing. The contract is being awarded to Pacific Associated Electrical.

Vice President Fussell moved to adopt Resolution No. 2627 and Commissioner Chuck seconded the motion. Resolution No. 2627 was UNANIMOUSLY ADOPTED.

(d) STAFF REPORT ON THE ALEMANY, CAL. 1-16, REHABILITATION PROGRAM

Mr. Williams stated that as requested by the Commission several meetings ago, staff has prepared its recommendations and plans regarding the rehabilitation of the Alemany Project. Mr. Williams called on Mr. Tim Washington, Director of Facilities Management. President Westbrook stated that in the future she would prefer that a written report be submitted along with the oral report. Mr. Washington went over the procedures, the personnel and the time involved in this program. The plans are to paint the interiors of the units with a better grade of washable paint. New showers will also be installed. President Westbrook voiced her concerns regarding several items recommended such as asking tenants to wash their own walls down and not painting all the units in the area. A lengthy discussion followed regarding various alternatives and the cost. Vice President Fussell also expressed his wish that a report be presented in writing. He asked staff to come back with a written report presenting the various alternatives and corresponding cost figures so that the Commission can make some intelligent decisions. He also requested that the report be given to the Commission in plenty of time so that they can review it.

Visitors - Mr. Williams called on Mrs. Shafford who expressed her concerns regarding the back rent owed.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 21, 1984 was adjourned at 11:05 a.m.

ELOUISE WESTBROOK, President

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Elouise Westbrook, *President*
James Fussell, Jr., *Vice President*
Joan M. San Jule
Preston Cook
Betty Brooks
Beatrice Patterson
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

December 6, 1984

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2/13/84

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, DECEMBER 13, 1984 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

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12/13/84

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY DECEMBER 13, 1984
9:30 A.M, 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

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1. ROLL CALL:

   Elouise Westbrook, President
   James Fussell, Jr., Vice President
   Joan M. San Jule, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (A) Resolution - Resolution Authorizing Award of Security Services Contract for Rosa Parks Senior Apartments.

   (B) Staff Recommendations Regarding Improvements at Alemany Units.

12. ADJOURNMENT:

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

December 13, 1984

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

December 27, 1984

The agenda for this meeting is missing

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12/27/84

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, December 27, 1984

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 27, 1984 at 9:30 a.m.

1. ROLL CALL:

The meeting was called to order by President Westbrook at 9:30 a.m.

Roll Call found the following members to be:

PRESENT: Elouise Westbrook, President
Joan San Jule, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

ABSENT: James Fussell, Jr., Vice President
Beatrice Patterson, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Executive Director

2. VISITORS:

Christine Neal, Alice Griffith
Laura Berry
Louise Hall

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of December 27, 1984 and Commissioner Brooks seconded the motion. The agenda of December 27, 1984 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved to approve the minutes of December 13, 1984 and Commissioner Cook seconded the motion. The minutes of December 13, 1984 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary Carl Williams reported on the following matter:

1) January 1, 1985 the Housing Authority Police Department will be officially transferred to the San Francisco Police Department. Commander Troy Dangerfield has been reassigned and he no longer will be in charge of the Housing Authority Police. Mr. Williams and the Commissioners expressed their appreciation to Commander Dangerfield for the work that he has done. Commander Dangerfield stated that it has been a pleasure and a privilege to work for the Housing Authority and hoped that his successor would receive the same support and cooperation as he has received from the Commission and staff.

7. COMMITTEE REPORT:

Tenant Relations Committee: Commissioner San Jule stated that the Tenant Relations Committee met Monday, December 17. Mr. Jim Williams reviewed the duties and responsibilities of the Family and Community Services Department. Mr. Ussery and Mr. Heynneman gave a presentation on Community Development projects. There was a celebration afterwards. Commissioner San Jule stated that a good working relationship has developed between the Committee, staff and tenants and that she had great hopes for next year.

8. REPORT OF COUNSEL:

Mr. Williams called on Attorney Otis McGee of Alexander, Burris, Millner & McGee. Mr. McGee reviewed the cases that his firm is currently handling for the Authority. He introduced Mr. Gary Lafayette of his firm. Mr. Lafayette is handling unlawful detainers. He explained the procedures involved and answered questions raised by the Commissioners. President Westbrook thanked Mr. McGee and Mr. Lafayette for a very informative report and stated that she liked the format that they used.

9. TENANT REPRESENTATIVE REPORT:

Mr. Jim Williams stated that he spoke to Ms. Mary Swanson, President and that she is absent due to illness. There was no PHTA meeting this week and they are closed for the holidays.

President Westbrook expressed her concerns again regarding the fact that there was no report from PHTA. Mr. Williams stated that the Department of Family and Community Services has made itself available to provide clerical assistance to PHTA but PHTA has not given them any reports to do. President Westbrook requested that Mr. Williams write to PHTA informing them that they have 30 days to comply with the Commission's request that written reports be submitted at each Commission meeting. If PHTA does not comply within 30 days, then the Commission will look for other ways to fund tenant activities. President Westbrook also stated that it was important to have more involvement from the other ethnic groups who live in housing and asked that the presidents of the various tenant associations and Mr. Williams send a letter communicating that.

10. UNFINISHED BUSINESS:

Commissioner Cook noted that the S. F. Examiner is still reporting that the Commission meets at 10:00 a.m. instead of 9:30.

Commissioner Cook asked why rent collection was notably lower than usual in Ping Yuen and Plaza areas. Mr. Guest stated that in Ping Yuen, the area office has a very small staff and there were vacations during the month. In the Plaza, they have had numerous transfers and relocations. Hopefully, next month's figures will show an increase in rent collection in those areas.

Commissioner San Jule asked about the progress of rentals in Rosa Parks Senior Apartments. Mr. Williams stated that it is expected that the first tenant will be moving in tomorrow, Friday, December 28 and another one Saturday. President Westbrook asked if there would be some publicity regarding the first tenant to move in. Mr. Williams stated that the focus will probably be on the former residents who are returning to Rosa Parks Senior Apartments. Also, he will be making a decision soon on the public relations firm who will be handling the promotions and the opening ceremony.

President Westbrook expressed her concerns for the families in San Francisco who are homeless or living in deplorable conditions. She also stated that it was taking too long to rent a unit after it has become vacant. President Westbrook noted that the Authority does not have a senior building in the Hunters Point/Bayview District. She asked Mr. Williams to look into the feasibility of the Authority or perhaps the Redevelopment Agency building such a complex and suggested the site in Alice Griffith where the buildings were torn down.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2629

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO DECLARE A CERTAIN PIECE OF PROPERTY LOCATED AT CAL. 1-17A EAST, HUNTERS POINT, AS SURPLUS AND AUTHORIZING ITS DISPOSTION TO THE SAN FRANCISCO REDEVELOPMENT AGENCY

* *

WHEREAS, the Commission of the San Francisco Housing Authority at its regular meeting of January 9, 1975 adopted Resolution No. 1954, declaring the policy to participate in the Target Projects Program (TPP) for the project areas designated by HUD; and

WHEREAS, in the planning stages of the TPP, it was decided to demolish two (2) three story buildings at Cal 1-17A (East); and

WHEREAS, the land, which became available as the result of the demolition was not usable for any purpose, without extensive grading cost; and

WHEREAS, the property in question is located directly north of the former Navy housing called "Solomon Village," which is now under the control of the San Francisco Redevelopment Agency; and

WHEREAS, the Redevelopment Agency is under contract with a non-profit low/moderate housing developer to develop the Solomon site into family rental housing; and

WHEREAS, in a joint planning study between the Housing Authority and Redevelopment Agency staffs, it was recommended that said vacated Housing Authority parcel be sold to the Redevelopment Agency under certain conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the vacated site at Cal 1-17A (East) as shown on Exhibit #1, containing approximately 36,700 square feet be declared surplus property.

2. That the Executive Director be, and he hereby is authorized and directed to do all things necessary and proper to dispose of the property in accordance with applicable HUD rules and regulations.

3. That the Executive Director is authorized to further negotiate that a percentage of the housing units to be constructed be made available for public housing eligibles.

/Attachment

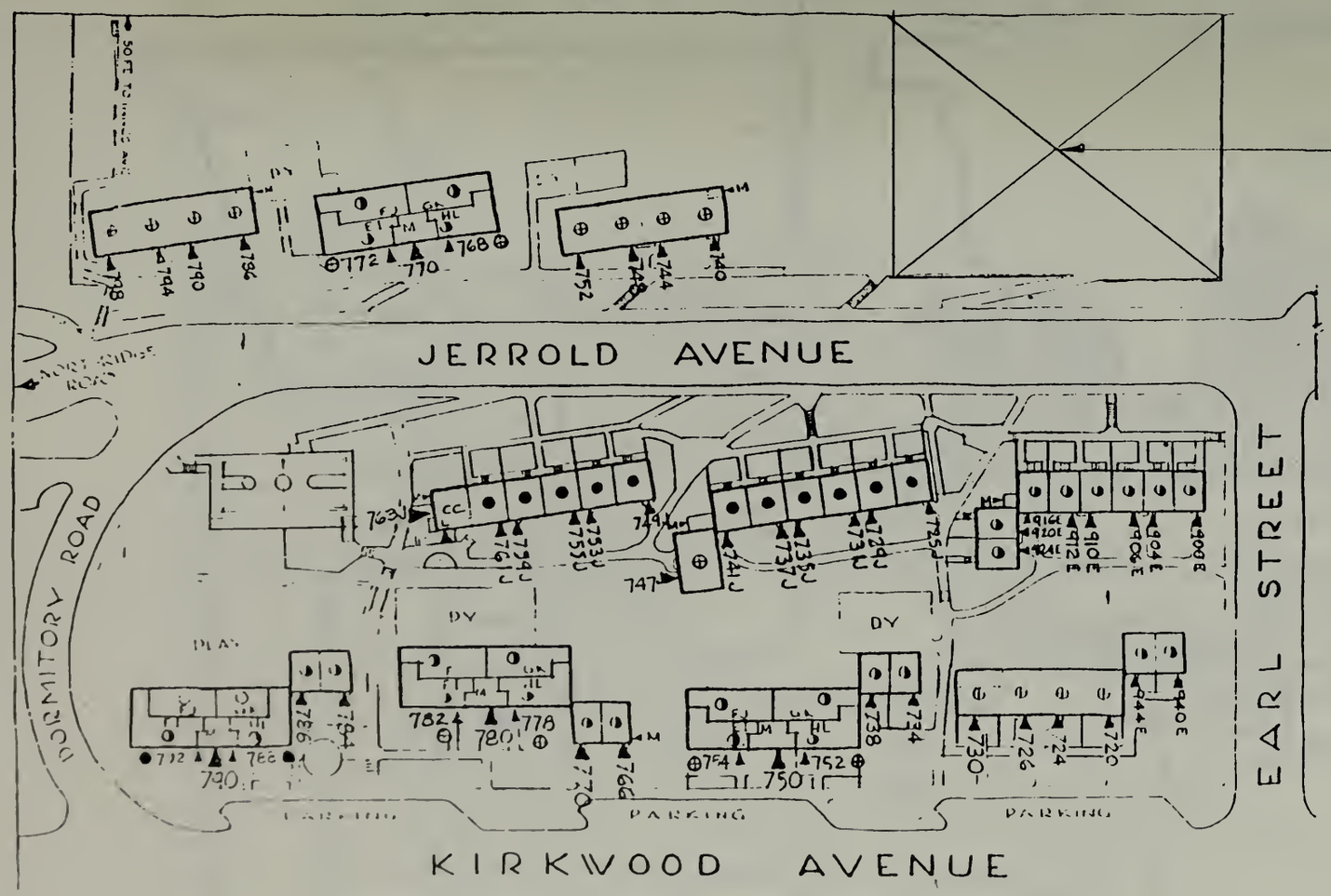
APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution authorizes the Authority to declare property in Hunters Point, Cal 1-17A East surplus property. The property will be transferred to the San Francisco Redevelopment Agency and it will be part of a development of Solomon Village. The property will be appraised and then arrangements for the transfer will have to be worked out. Staff will be getting back to the Commission once final arrangements have been made.

Commissioner Cook moved to adopt Resolution No. 2629 and Commissioner San Jule seconded the motion. Resolution No. 2629 was UNANIMOUSLY ADOPTED.



Legend

- ENTRANCE & MAIL BOX LOC
- M-MAIN ENTRANCE & MAIL BOX
- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	4
2-BR	44
3-BR	13
4-BR	19
5-BR	-
6-BR	-
TOTAL	80

Hunters Point A
EAST

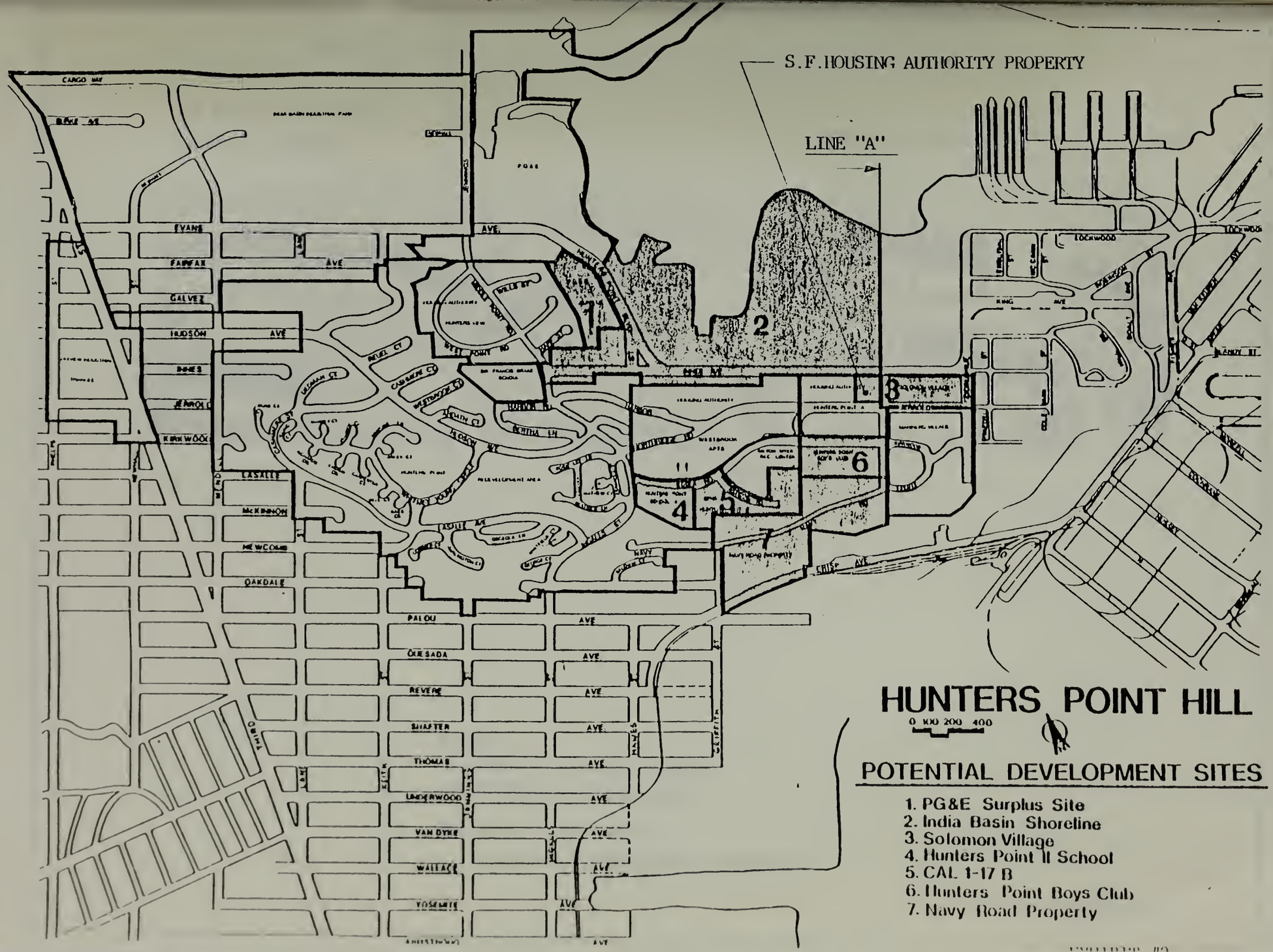
SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL 1-17(A)

EXHIBIT # 1

CAL 1-17A EAST



HUNTERS POINT HILL

0 100 200 400

POTENTIAL DEVELOPMENT SITES

1. PG&E Surplus Site
2. India Basin Shoreline
3. Solomon Village
4. Hunters Point II School
5. CAL 1-17 B
6. Hunters Point Boys Club
7. Navy Road Property

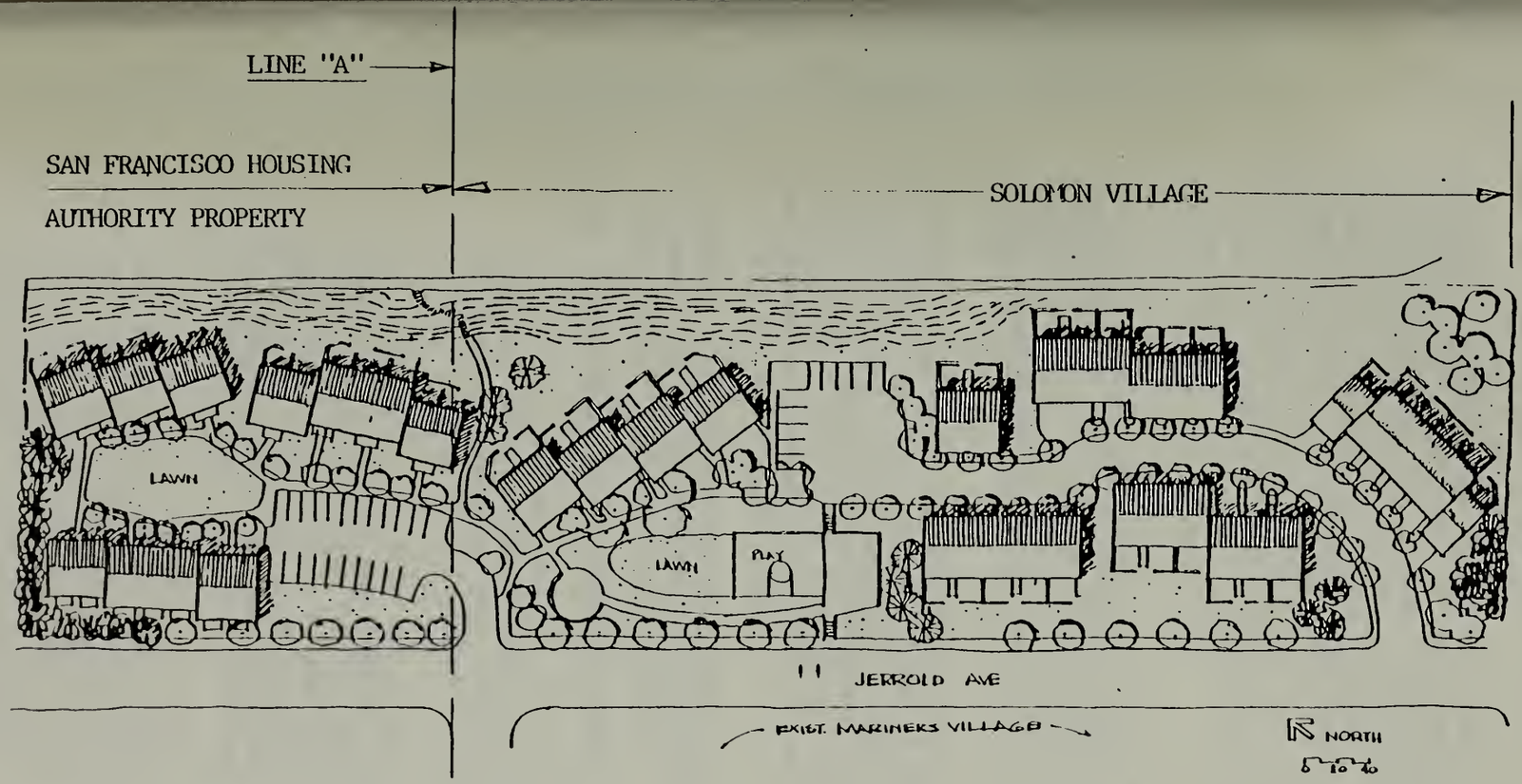


EXHIBIT 7

Site No. 3 - Solomon Village
(ILLUSTRATIVE SKETCH ONLY)

Residential Development:

53 units - Single-family Townhouses

EXHIBIT # 3

(b) RESOLUTION NO. 2630

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO INDUCE THE DEVELOPMENT OF APPROXIMATELY 89 UNITS OF RESIDENTIAL HOUSING FOR THE ELDERLY AND HOUSING AUTHORITY ADMINISTRATIVE OFFICES IN THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, application has been made to the Housing Authority of the City and County of San Francisco (the "Authority") by Central City Developers, Inc. (the "Developer") on December 20, 1984 that the Authority issue up to $10,000,000.00 of its Multifamily Housing Revenue Bonds (the "Bonds") to assist in the financing of a development containing approximately 89 rental housing units for elderly persons, offices for the Authority's central administrative staff, parking for the administrative staff, and community space for the residential and office components (the "Development") to be located at 440 Turk Street in the City and County of San Francisco; and

WHEREAS, the United States Internal Revenue Code of 1954, as amended (the "Code"), requires that the Authority adopt a bond resolution with respect to the Bonds or take some other similar official action toward the issuance of the Bonds prior to commencement of construction or acquisition of the Development; and

WHEREAS, the Authority considers the acquisition and construction of the Development to be in furtherance of the purposes of the Authority and that financing of the Development will have the effect of inducing the Developer to commence construction of the Development within the corporate limits of the City and County of San Francisco, thereby providing safe and sanitary dwellings for persons of low income; and

WHEREAS, the Authority may establish a corporate instrumentality pursuant to the California Non-Profit Public Benefit law (the "Corporation") to issue the Bonds;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the Executive Director to prepare such documents and take such actions on behalf of the Authority as are necessary to establish and convene the initial meeting of the Corporation.

2. The Authority intends to authorize, issue and deliver the Bonds, on its own behalf or through the Corporation, pursuant to the laws of the State of California in a principal amount not to exceed $10,000,000.00 for financing the cost of acquisition and construction of the Development, including costs incident to the authorization, sale and delivery of the Bonds.

3. The Authority intends to adopt and cause the Corporation to adopt such resolutions, and to authorize, execute and deliver, and cause the Corporation to authorize, execute and deliver, such documents as may be necessary or advisable for the authorization, issuance and delivery of the Bonds and the acquisition and construction of the Development; provided, however, that nothing herein shall authorize the Developer to obligate the Authority or the Corporation to pay any moneys or perform any acts in connection with the issuance, sale and delivery of the Bonds or the authorization, execution or delivery of any documents with respect to the Developer without the consent of the Authority by subsequent resolution of the Authority.

4. It is intended that this resolution shall constitute "some other similar official action" toward the issuance of the Bonds within the meaning of the Code and regulations promulgated thereunder.

5. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Mr. Williams stated that this resolution is in reference to construction financing for the 440 Turk Street Development. This is the first step in a series of requirements to qualify the Authority to issue tax-exempt notes. Mr. Williams stated that an estimated $250,000 will be saved in construction costs of the building by issuing tax-exempt notes.

Commissioner Cook moved to adopt Resolution No. 2630 and Commissioner San Jule seconded the motion. Resolution No. 2630 was UNANIMOUSLY ADOPTED.

12. ADJOURNMENT:

President Westbrook wished every one a safe and happy year and stated that by continuing to work together, greater accomplishments can be achieved in 1985. There being no further business to come before the Commission, the meeting of December 27, 1984 was adjourned at 10:30 a.m.

_____
ELOUISE WESTBROOK, President

Carl L. Williams
CARL L. WILLIAMS
Secretary/Executive Director